



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

March 12, 1999

Mr. David L. Reifman
Rudnick & Wolfe
203 North LaSalle Street, Ste. 1800
Chicago, Illinois 60601-1293

Re: Request for minor changes to Residential-Business
Planned Development No. 70, As Amended;
Subarea's E and A
Proposal: The construction of a one-story ballroom
addition to the Hyatt Regency Hotel. (Illinois Center)
Location: 151 East Wacker Drive

Dear Mr. Reifman:

Please be advised that your request on behalf of the Applicant for minor changes to Residential-Business Planned Development No. 70, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Plan of Development.

Specifically, you have requested in your letter dated February 2, 1999 that our Department approve the transfer of available floor area from Subarea E to Subarea A to allow for the construction of a one-story, ballroom addition to the Hyatt Regency Hotel located at 151 East Wacker Drive which is located within Subarea A of the Planned Development area. Specifically, this request requires the following:

- 1) The transfer of 4,346 square feet of allowable floor area from Subarea E to Subarea A.

The above change will decrease the allowable Floor Area Ratio in Subarea E by 0.004 and will increase the allowable Floor Area Ratio in Subarea A by 0.011. The revised maximum F.A.R. for Subarea E will be 13.826 and the revised maximum F.A.R. for Subarea A will be ~~12.201~~ *wrong*

- 2) The required minimum distance between building faces at the upper level (+ 53.0 feet) be reduced from eighty (80) feet to sixty (60) feet to allow for this proposed one-story addition.

NEIGHBORHOODS



With regard to your request, the Department of Planning and Development has determined that the transfer of F.A.R. between subareas and the reduction of the minimum distance between building faces at the upper or plaza level only for this project, would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development. Review of the request reveals that these minor changes will have no adverse impact on Subarea E of the Planned Development area nor any adverse impact on the balance of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 70, as amended, Subarea's E and A, provided that the new ballroom addition be constructed in substantial conformance with the Site/Landscape and Elevation Plans dated March 3, 1999, prepared by VOA. The revised Planned Development Use and Bulk Regulations and Data Table dated March 3, 1999 is made a part of this approval.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a horizontal line.

Christopher R. Hill
Commissioner

cc: Susan G. Connelly
Paul Woznicki
Philip Levin
Michael Marmo

**Residential -- Business Planned Development Number 70,
As Amended**

(Air Rights)

**Planned Development Use and Bulk Regulations
And Data**

Subarea	Net Developable Area		Maximum F.A.R.	Sq. Ft. Built or Under Construction	Built Dwelling Units	Percent Coverage
	Sq. Ft.	Acres				
A.	362,159	8.31	12.20 ^{12.197}	4,412,983 ^{4,417,329}	1,572.5	41.0%
B.	136,819	3.14	19.82 ⁷² _{typo}	2,698,308	----	25.6%
C.	168,413	3.87	11.90	2,004,028	1,682	31.7%
D.	413,475	9.49	13.80	5,707,385	2,058.5	36.3%
Sub Totals:	1,080,866	24.81	13.71	14,822,704 ^{14,827,050}	5,313	35.5%

Future Subarea	Future Net Developable Area		Future Maximum F.A.R.	Future Sq. Ft. to be Constructed	Future Dwelling Units	Future Percent Coverage
	Sq. Ft.	Acres				
E.	1,089,406	27.33	13.826	15,066,484 ^{15,062,138}	12,187	50.2%
F.	100,905	2.32	18.00	1,816,290	-0-	50.0%
Grand Totals:	2,271,177	52.14	14.00 ^{13.959}	31,796,478 ^{31,705,478}	17,500	50.0%

Date: Revised
March 3, 1999



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

October 16, 1996

Mr. Thomas W. Conklin, Jr.
Sidley & Austin
One First National Plaza
Chicago, IL 60603

Re: Request for a minor change to Residential-
Business Planned Development No. 70 ; Subarea
F - Illinois Center/Multi-Purpose Field
(Interim Use)

Dear Mr. Conklin:

The Department of Planning and Development has considered your request on behalf of Health Care Service Corporation d/b/a Blue Cross Blue Shield of Illinois ("BCBSI") and Illinois Center Plaza Venture ("ICPV") for an extension of the May 15, 1997 date for use of a 50 foot wide portion of the multi-purpose field required for construction staging, to October 1, 1997.

Your request for relief is based on BCBSI's need to continue to use the referenced portion of the multi-purpose field for construction staging purposes since the projected date of completion of the building has been extended. This portion of the field was previously identified on a Site Plan attached to the Department's original approval dated April 18, 1995.

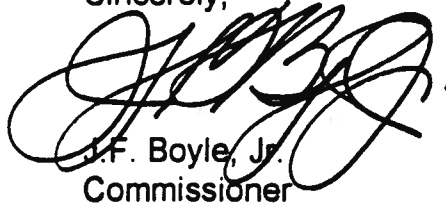
Pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested extension of time to October 1, 1997 for the opening of the portion of the multi-purpose field so described, in accordance with RBPD No. 70, Statement 12(A)(1), provided:

- that upon completion of the work necessitating the use of this portion of the field for construction, the affected portion of the field shall be restored to the same condition as required for the balance of the field under RBPD No. 70, as amended, during the Fall, 1997 planting season.



In addition, the Department concurs with your interpretation of RBPB No. 70 to the effect that the extension of time to open the affected portion of the multi-purpose field and its use during the extension period for construction of BCBSI's building will not trigger the requirement for construction of the eastern portion of the permanent park under Statement 12(A)(3)(b) of the Planned Development.

Sincerely,



J.F. Boyle, Jr.
Commissioner

Originated by:



Chris Slattery
Deputy Commissioner

CC: Paul Woznicki
Philip Levin
Michael Marmo



Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

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(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

October 16, 1996

Mr. John J. George
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

**Re: Request for a minor change to
Residential-Business Planned
Development No. 70, As Amended;
Subarea F**

Dear Mr. George:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture and Unicom Thermal Technologies, Inc., for a minor change to Residential-Business Planned Development No. 70 as amended, Subarea F, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance.

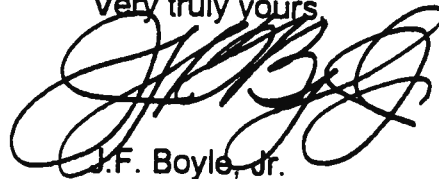
Subarea F of the Planned Development currently permits office, pedestrian walkways and accessory uses including automobile parking and retail sales and services. Specifically, in your letter dated August 15, 1996, you requested that the permitted uses be expanded to include a district cooling plant use within Subarea F of the Planned Development. Unicom Thermal Technologies previously installed district cooling equipment within the Blue Cross Blue Shield (BCBS) building in Subarea F to provide cooling specifically for the BCBS building. The expanded use would enable district cooling services to buildings in the surrounding area that are in need of such a service.

With regard to your request, the Department of Planning and Development has determined that this modification would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance provided that the existing district cooling plant within the BCBS building remains removed from view and that the production of chilled water not be visible to the public. Please note that the Applicant agrees to comply with all relevant terms of the City policy pertaining to district heating and cooling facilities.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 70 as amended, Subarea F.

Very truly yours,

A handwritten signature in black ink, appearing to read "J.F. Boyle, Jr.", written in a cursive style.

J.F. Boyle, Jr.
Commissioner

Originated by:

A handwritten signature in black ink, appearing to read "Christine Slattery", written in a cursive style.

Christine Slattery
Deputy Commissioner

cc: Philip Levin
Paul Woznicki



Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Chicago, Illinois
60603

Office of the Mayor
City Hall, Suite 1000
Chicago, Illinois 60602
Tel: 312-441-1000
Fax: 312-441-1000
E-Mail: info@cityofchicago.org

March 27, 1996

Mr. Rolando R. Acosta
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

Re: **Residential/Business Planned
Development No. 70, as amended**
Illinois Center/Swissotel Addition

Dear Mr. Acosta:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 70 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development and is hereby approved.

Specifically, you have requested in your letter dated March 21, 1996 on behalf of the Swissotel, as authorized by Illinois Center Plaza Venture, the transfer of 1,544 sq. ft. of F.A.R. from Sub-Area E to Sub-Area D. The transfer of F.A.R. within the Planned Development was requested to permit construction of a one story addition to the Swissotel at the plaza level.

With regard to your request, the Department of Planning and Development has determined that the transfer of F.A.R. between subareas would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development. Review of the request reveals no adverse impact on the balance of the development or the immediate neighborhood.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 70, as amended. The revised Planned Development Use and Bulk Regulations and Data table dated March 21, 1996 is made a part of this Planned

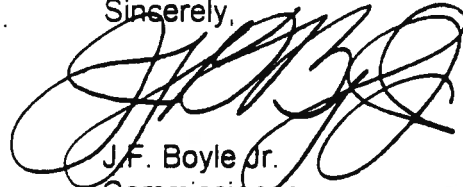
Chicago '96

WORKS

Development.

Please note that granting of said minor change is conditioned on the Swissotel or its designee obtaining all necessary permits and approvals for the proposed construction.

Sincerely,



J.F. Boyle Jr.
Commissioner

Originated by:



Christine Slattery
Deputy Commissioner

cc: P. Woznicki

Revised
3/27/96

Residential -- Business Planned Development Number 70,
As Amended

(Air Rights)

Planned Development Use and Bulk Regulations
And Data

Subarea	Net Developable Area		Maximum F.A.R.	Sq. Ft. Built or Under Construction	Built Dwelling Units	Percent Coverage
	Sq. Ft.	Acres				
A.	362,159	8.31	12.19	4,412,983	1,572.5	41.0%
B.	136,819	3.14	19.82	2,698,308	----	25.6%
C.	168,413	3.87	11.90	2,004,028	1,682	31.7%
D.	413,475	9.49	13.80	5,707,385 <i>chng</i>	2,058.5	36.3%
Sub Totals:	1,080,866	24.81	13.71	14,822,704	5,313	35.5%

Future area	Future Net Developable Area		Future Maximum F.A.R.	Future Sq. Ft. to be Constructed	Future Dwelling Units	Future Percent Coverage
	Sq. Ft.	Acres				
E.	1,089,406	27.33	13.83	15,066,484 <i>chng</i>	12,187	50.2%
F.	100,905	2.32	18.00	1,816,290	-0-	50.0%
Grand Totals:	2,271,177	52.14	14.00	31,796,478	17,500	50.0%

Date: March 21, 1996



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

May 15, 1995

Rolando Acosta
Sidley & Austin
One First National Plaza
Chicago, IL 60603

Re: Residential Business Planned Development No. 70
Illinois Center/Multi-purpose field (Interim Use)


Dear Mr. Acosta:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture ("ICPV") for an extension of the May 15, 1995 completion and opening date for the multi-purpose field.

Your request for relief is based on weather related delays in completion of the required construction which must precede the opening of the multi-purpose field. An affidavit as provided for in Statement 12(A)(1)(b) of Residential Business Planned Development No. 70, as amended was attached to your request.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested extension of time to June 15, 1995 for the completion and opening of the portion of the multi-purpose field. Excluded from your request and this approval is the portion of the multi-purpose field that is to be used by BlueCross BlueShield as a construction staging area and which need not be opened until May 15, 1997. This approval is conditioned on the required work to complete the multi-purpose field and have it opened by June 15, 1995 proceeding with all due diligence.

Sincerely


Valerie B. Jarrett
Commissioner

cc: Paul Woznicki
Chris Slattery
Phil Levin
Will Tippen
Mary Edwards





October 11, 1994

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

Mr. Jack Guthman
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

Re: Residential-Business
Planned Development No. 70, as amended
Illinois Center/BCBSI Development

Dear Mr. Guthman:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture, the Applicant under the above captioned Planned Development, and Health Care Service Corporation d/b/a BlueCross BlueShield of Illinois ("BCBSI") as outlined in your letter of October 3, 1994. That letter requested a minor change to the Planned Development, confirmation of one of the existing Planned Development's requirements and approval of an additional voluntary pedway connection.

The requested minor change sought the following:

- 1) Creation of a new Sub-Area F in accordance with the attached Sub-Area Map dated October 11, 1994;
- 2) Adoption of the attached Table of Use and Bulk Regulations dated October 11, 1994 which specifies the maximum permitted F.A.R. and site coverage in the new Sub-Area F as well as the maximum permitted F.A.R. and site coverage in the re-configured Sub-Area E;
- 3) Amendment of Statement 5 of the Planned Development to limit the permitted uses within Sub-Area F to office, pedestrian walkways and accessory uses including automobile parking and retail sales and service;
- 4) Establishment of the following internal setbacks for Sub-Area F:



From the northern line of Sub-Area F:

100 ft. between Upper Level and +50.0 ft. above Upper Level and
145 ft. above +50.0 ft. above Upper Level.

- 5) Raising of the 50% site coverage limitation to end at a level of +50.0 feet above Upper Level instead of the current threshold of +30.0 feet above Upper Level; and
- 6) Reduction of the periphery setback along Columbus Drive from 20.0 feet to 11.0 feet above the first floor of the proposed building.

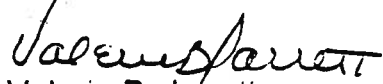
The Department finds that the granting of all aspects of the requested minor change is within the authority granted by Statement 13 of the Planned Development and Section 11.11-3(c) of the Zoning Ordinance. Review of the request reveals no adverse impact from the granting of the request on the balance of the development or the immediate neighborhood. Accordingly, the requested minor change is hereby granted conditioned upon BCBSI obtaining all necessary permits and approvals. In addition to "Part II" submittals, please note that driveways and occupation of right-of-way permits require separate submittals.

Your letter correctly interprets the periphery setback requirements in Statement 12(G) of the Planned Development. The minimum setbacks established in that Statement are measured from the edge of the curb. Accordingly, the width of the sidewalk would be considered part of the setback area.

You have also requested approval of an additional pedway connection generally in the location shown in the attached map dated October 11, 1994. The Department has no objection to the construction of that additional voluntary pedway connection, subject to BCBSI securing any and all necessary approvals from other City Departments, including the Department of Transportation and the Department of Buildings.

Finally, as you may already be aware, the Randolph Street stair, which provides public access to the lower level adjacent to your site, is in deteriorated condition. We hope to begin discussions with the Department of Transportation in the near future on possible alternatives for replacing this stair with an elevator, either in the public way or within a nearby structure. We would appreciate your cooperation in finding a new location within your building (or as a "cut out" on the outside of your building if we are unable to identify a more suitable location). We will keep you advised of this matter. Your cooperation is greatly appreciated.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Commissioner Boyle
Paul Woznicki
Chris Slattery
Philip Levin
Will Tippens
Mary Edwards

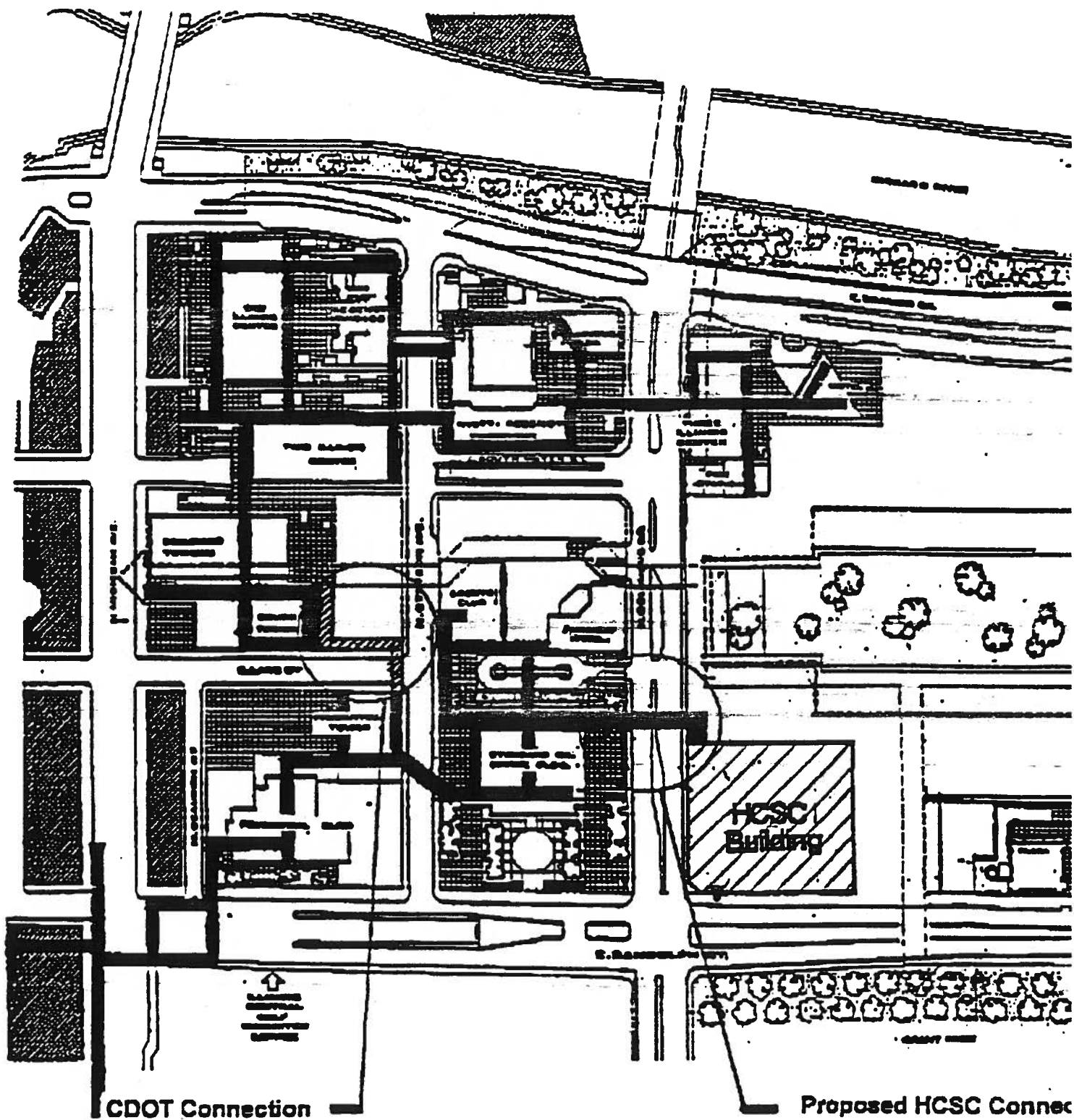
**Residential -- Business Planned Development Number 70,
As Amended**

(Air Rights)

**Planned Development Use And Bulk Regulations
And Data**

Subarea	Net Developable Area		Maximum F.A.R.	Sq. Ft. Built or Under Construction	Built Dwelling Units	Percent Coverage
	Sq. Ft.	Acres				
A.	362,159	8.31	12.19	4,412,983	1,572.5	41.0%
B.	136,819	3.14	19.82	2,698,308	----	25.6%
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D.	413,475	9.49	13.80	5,705,841 <i>orig</i>	2,058.5	36.3%
Sub Totals:	1,080,866	24.81	13.71	14,821,160	5,313	35.5%

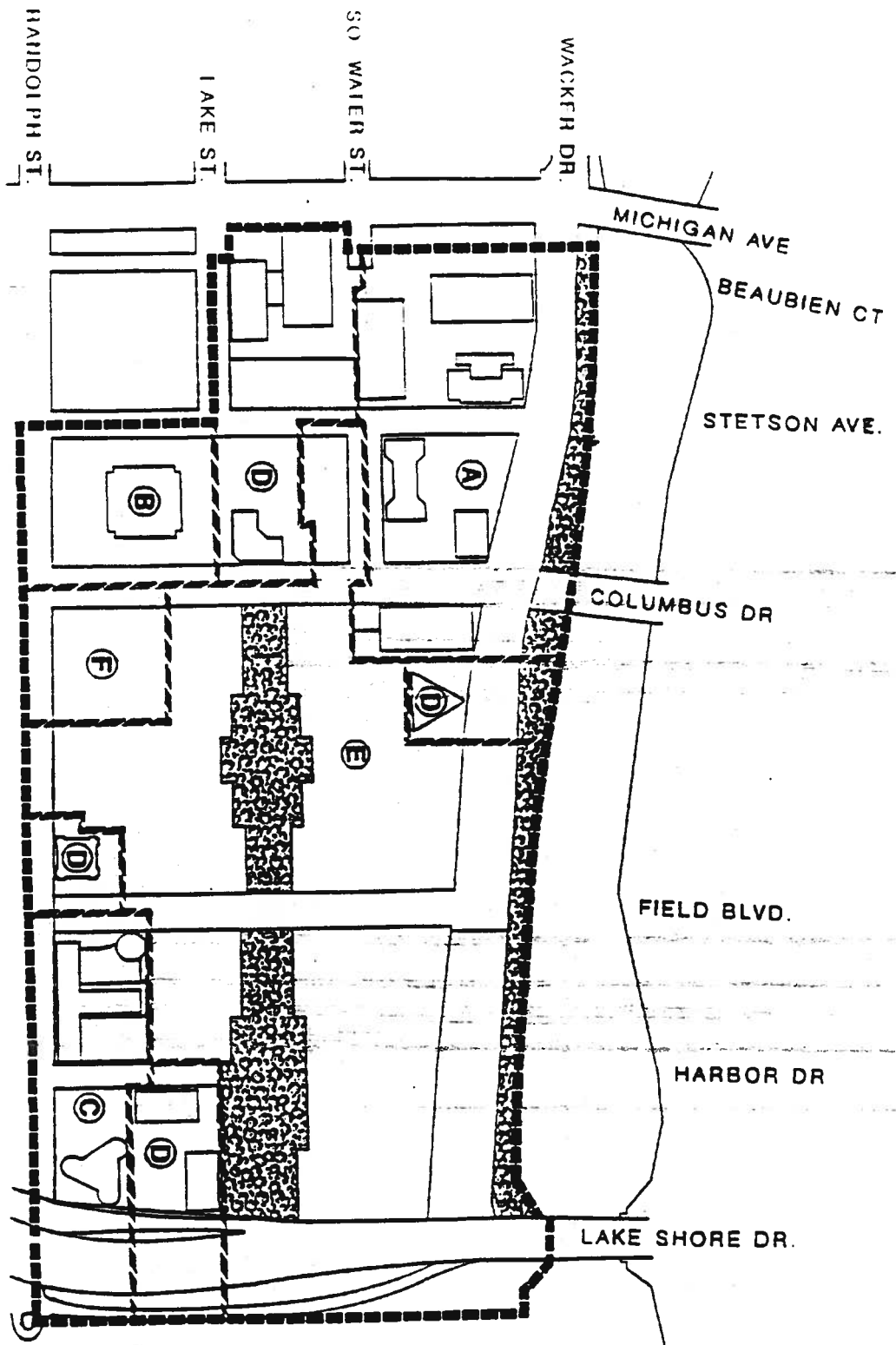
Future Subarea	Future Net Developable Area		Future Maximum F.A.R.	Future Sq. Ft. to be Constructed	Future Dwelling Units	Future Percent Coverage
	Sq. Ft.	Acres				
E.	1,089,406	27.33	13.83	15,068,028 <i>orig</i>	12,187	50.2%
F.	100,905	2.32	18.00	1,816,290	-0-	50.0%
Grand Totals:	2,271,177	52.14	14.0 13.959	31,796,478 31,705,478	17,500	50.0%



Existing and Potential Pedway Connection



Sept. 20, 1994





October 1, 1993

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

Rolando R. Acosta
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Illinois Center Planned
Development: Request for
extension of time

Dear Rolando:

The Department of Planning and Development has considered your request on behalf of Illinois Center Plaza Venture for an extension of time until November 30, 1993, for the completion of grading and seeding of the multi-purpose field and driving range as provided for in Statement 12(A)(1) of Planned Development No. 70.

Your request included a sworn statement that the reasons for failing to complete the grading and seeding by September 30, 1993, were beyond your client's reasonable control, and were caused by delays in getting final approval of the 1993 Amendatory Lake Front Ordinance by the Chicago Park District and rain delays encountered this past summer. I believe that ICPV has proceeded diligently to obtain the necessary approvals (including the 1993 Amendatory Lake Front Ordinance) and commence work on the site.

Accordingly, pursuant to the authority granted by September 12(A)(1) of Planned Development No. 70, as amended, I hereby approve the requested extension.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Alderman Ted Mazola
Christine Slattery
Philip Levin
William Tippens
Mary Edwards



Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-E.
(As Amended)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development No. 70, as amended, symbols and indications as shown on Map No. 1-E in the area bounded by:

the south dock line of the Chicago River as established by ordinance passed August 15, 1952 and amended by ordinance passed December 11, 1952; a line 3,095 feet east of the west line of North Michigan Avenue; a line 140 feet south of the north line of East Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of North Michigan Avenue; the north line of East Randolph Street; the east line of North Stetson Street; the north line of East Lake Street; North Michigan Avenue; the north line of East South Water Street; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to East South Water Street; the east line of the alley next east of and parallel to North Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to East South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of East South Water Street; a line 19.69 feet west of the east line of North Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of East South Water Street; and a line 68.43 feet east of the east line of North Beaubien Court, or the line thereof if extended where no street exists,

to the designation of Residential-Business Planned Development No. 70, as amended 1992, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential-Business Planned Development
Number 70, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 2,271,177 square feet (52.14 acres) of property (the "Property") which is divided into five Subareas as depicted in the attached Generalized Land Use Map. Subareas A, B, C and D have been substantially developed in a manner consistent with this Planned Development. Subarea E is undeveloped and is owned or controlled by the Applicant, Illinois Center Plaza Venture.
2. All necessary official reviews, approvals or permits are required to be obtained by the Applicant as to Subarea E and by the respective owners of the property to Subareas A, B, C and D.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C and D. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors with respect to Subarea E and to the respective owners, their successors and assigns with respect to Subareas A, B, C and D. With respect to Subarea E, the Applicant is hereby designated as the controlling entity for purposes of this Planned Development.
4. This Plan of Development consists of fifteen (15) Statements; an Existing Zoning Map; an Upper Level, an Intermediate Level and a Lower Level Property Line and Rights-of-Way Adjustment Map; a Generalized Land Use Map; a Pedestrian Walkway System Map; an Upper Level and an Intermediate Level Automobile Entrance Zone Map; a Public Park Zone Map depicting the eleven acre zone within

which a six acre park is to be constructed; a table of use and bulk regulations and related controls; an Exterior Pedestrian Circulation and Access Map depicting existing and proposed access routes to the Public Park; specifications for planting of a passive green space; a site plan depicting a proposed interim use for Subarea E dated January 21, 1993 (the "Interim Use Site Plan"); a site plan, consisting of three sheets and depicting a proposed public park within Subarea E dated January 21, 1993 (the "Public Park Site Plan"); and cross sections of the proposed public park consisting of five sheets dated January 21, 1993 (the "Cross Sections"). A reduced copy of the Interim Use Site Plan, the Public Park Site Plan and the Cross Sections are attached hereto and full sized copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property, provided, however, that the development of the Property shall also be subject to an ordinance adopted by the City Council and known as the 1993 Amendatory Lakefront Ordinance. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. (A) Within Subareas A, B, C and D at the elevations above Chicago City Datum indicated, provided that those elevations may be varied by +/- 8 feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the table of use and bulk regulations, the following uses are permitted:

Lower Level (+ 8.0 feet)

Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; and accessory uses including automobile parking and hotel uses. (Major service access level)

Interim Level

Accessory uses including automobile parking and hotel uses.

Intermediate Level (+ 26.0 feet)

Accessory uses including automobile parking and hotel uses. (Vehicular Access Level)

Interim Level

Accessory uses including retail sales, service uses, automobile parking and hotel uses.

Arcade Level

Pedestrian walkways; public park; and accessory uses including retail sales, service uses, automobile parking and hotel uses.

Upper Level (+ 53.0 feet) and above

Apartment, office, mixed use (apartment-office) and hotel buildings; accessory uses including retail sales and service uses; related uses; and pedestrian walkways. (Vehicular right-of-way and access level)

(B) Within Subarea E at the elevations above Chicago City Datum indicated, provided that those elevations may be varied by +/- 8 feet or as otherwise necessary to meet existing conditions, and subject to the conditions in Statement 12 and in the Table of Use and Bulk Regulations, the following uses are permitted:

Lower Level (+ 8.0 feet)

Illinois Central Gulf tracks and facilities; warehousing and storage; trucking; public esplanade park along the Chicago River; public park; interim use for outdoor recreational facilities including driving range, golf course, clubhouse, multi-purpose field, jogging path, and passive green space; accessory and non-accessory automobile parking; and accessory hotel uses.

Interim Level

Public park; accessory and non-accessory automobile parking; retail and service uses and accessory hotel uses.

Intermediate Level (+ 26.0 feet)

Public park; pedestrian walkways; residential and hotel uses adjacent to the public park; accessory and non-accessory automobile parking; and accessory uses including hotel, retail and service uses.

Interim Level

Public park; pedestrian walkways; accessory and non-accessory

	automobile parking; and accessory uses including retail sales and service and hotel uses.
Arcade Level	Pedestrian walkways; public park; accessory and non-accessory automobile parking; accessory uses including retail sales, service and hotel uses.
Upper Level (+ 53.0 feet) and above	Residential, office, hotel, retail sales and service and mixed use (containing any combination of permitted uses) buildings; retail sales and service uses; related uses; public park; pedestrian walkways; and accessory uses.

In addition, the following uses shall be permitted in all subareas and at all levels subject to the review and approval of the Department of Planning and Development:

- (i) broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight feet in diameter;
 - (ii) townhouses and any land use accessory to a principal use at any level and not specifically authorized in Statements 5(A) and (B); and
 - (iii) public utility and public service uses necessary to serve the development under this Planned Development.
6. Business identification signs affixed to the face of or recessed into a building or structure shall be permitted within the Planned Development; subject to the review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant if within Subarea E, and the respective

owners of the property within Subareas A, B, C and D if within those subareas, and approval by the City Council.

8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent of all parking spaces provided within the Planned Development, in parking structures or areas developed after the effective date hereof, shall be designated and designed for parking for the handicapped.
9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
10. In addition to the maximum heights of the clubhouse, the driving range tees, the fencing, the protective netting and the jogging path netting as depicted on the Interim Use Site Plan, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (A) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (B) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. Subareas A, B, C and D already have been substantially developed. The further development or redevelopment of properties within Subareas A through D to only the regulations in Subsections D through J below. The development of Subarea E, including the on-site landscaping, landscaping along adjacent right-of-ways and all

pedestrian walkways and access points, shall be subject to all the following regulations:

A) Interim Uses.

The interim uses authorized within Subarea E under this Planned Development shall be designed, constructed and maintained in substantial conformance with the Interim Use Site Plan. Once construction of all or a portion of the Public Park is required as described in Statements 12(A)(3) and 12(B) hereof and in the 1993 Amendatory Lakefront Ordinance, such interim uses or portions thereof which interfere with the establishment of the Public Park shall cease operation. In addition, the establishment and operation of the interim uses shall be subject to the following conditions:

- 1) The Applicant shall be solely responsible for construction and maintenance of all interim uses. The interim uses shall be constructed in accordance with the following schedule:
 - a) September 30, 1993 -- the driving range and multi-purpose field shall be graded and seeded;
 - b) July 30, 1994 -- the driving range shall be open. The jogging path and the required lighting for the multi-purpose field and jogging path shall be installed. The multi-purpose field and jogging path shall be open to the public. In addition, provided that all necessary approvals for construction of the River Esplanade improvements have been secured by the City of Chicago, the Applicant shall deposit in an account designated by the Department of Planning and Development a sum which shall not exceed (minus any amounts expended by the Applicant in improving connections pursuant to Statement 12(A)(11)) \$150,000 to be used exclusively for construction of improvements to the River Esplanade adjacent to the Property and, if not constructed by the Applicant, to the connections pursuant to Statement 12(A)(11);

- c) September 10, 1994 -- the golf course shall be graded and seeded; and
- d) July 30, 1995 -- the golf course shall be open.

Provided, however, that the time periods delineated above may be extended upon the Applicant's written request to the Commissioner of the Department of Planning and Development for a maximum extension period of one year from the expiration of the initial period specified above. The Commissioner shall grant such requested extensions if the written request therefor contains a statement, sworn under oath, specifically stating: 1) that the reasons for delay are reasons or circumstances beyond the reasonable control of the Applicant and its affiliates; 2) the specific cause or causes of such delay; and 3) that the Applicant and its affiliates and agents have not taken any action or failed to take any action which could reasonably have resulted in such delay.

- 2) The interim uses shall include, at a minimum, a multi-purpose field and a jogging path cumulatively totaling approximately six acres in size at the general location depicted on the Interim Use Site Plan. The multi-purpose field and jogging path shall be available for public use. The multi-purpose field shall be designed to function as a public park and shall be improved with seating, lighting for passive uses, trash receptacles, drinking fountains (if reasonably feasible) and bicycle racks located and arranged in a reasonable and sufficient fashion to encourage public use. The jogging path shall be constructed of a hard surface. Directional signs shall be posted along the path to direct users to connections to the Lake Michigan bicycle path, the Chicago River Esplanade and other nearby public areas or parks, subject to the review and approval of the Department of Planning and Development.
- 3) The multi-purpose field depicted on the Interim Use Site Plan may be reduced in size as needed to accommodate future development; provided, however, that:

- a) Contemporaneously with its reduction in size to 4 contiguous acres or less, the Applicant shall, provided all necessary approvals for construction of the River Esplanade improvements have been secured by the City of Chicago, deposit in an account designated by the Department of Planning and Development a sum which shall not exceed \$150,000 to be used exclusively for construction of improvements to the River Esplanade adjacent to the Property.
- b) The multi-purpose field shall not be reduced in size to less than 3.20 acres unless simultaneously with such a reduction the Applicant commences construction of the portion of the Public Park east of the east line of Harbor Drive as extended.

Any future development shall be designed to preserve pedestrian access to the Public Park as described in Statement 12(B)(4) and preserve minimum setbacks from the Public Park as described in Statement 12(B)(5).

- 4) The golf course and driving range depicted on the Interim Use Site Plan may be open and available to the public every day of the year but shall not be open between the hours of 11:00 P.M. and 6:00 A.M. during weekdays or between midnight and 6:00 A.M. during weekends and holidays, provided, however, that the eastern tees of the driving range shall not be open on any day after 9:00 P.M.. Interim outdoor recreation uses and facilities shall be open to the general public regardless of race, color, creed or gender and use of the interim uses shall not be restricted only to private members.
- 5) All interim uses shall be adequately lighted (in the case of the multi-purpose field only for passive uses) during the nighttime hours of operation of the golf course or the driving range, whichever is opened later. Lighting shall be shielded to the maximum extent possible to prevent it from shining into any dwelling unit in a fashion that would be a nuisance. Levels of reflected light shall not exceed 40

candlepower as measured at ground level (+8.0 feet C.C.D.).

- 6) Landscaping for all interim uses shall be installed in general conformity with the Interim Use Site Plan and shall conform with the regulations of the Chicago Landscape Ordinance as to species and size. Landscaping within the parking areas shall be installed in accordance with the Chicago Landscape Ordinance. The multi-purpose field shall be at a minimum planted with grass and shall be maintained in a clean and litter-free condition. Berming and/or landscaping shall be provided along the perimeter of Subarea E in accordance with the Interim Use Site Plan. In the event that the driving range or golf course are not constructed or are discontinued before construction of the Public Park is required, the areas designated for the driving range and golf course shall be, if not already planted or otherwise developed in accordance with this Planned Development, planted with grass and/or wildflowers as passive green space in accordance with specifications attached hereto. The passive green space shall be maintained in clean and litter-free condition and any areas planted with grass, other than prairie grasses, shall be mowed. In addition, notwithstanding any provision of this Planned Development, the Applicant may restrict the public's access to any portions or all of the areas planted as a passive green space.
- 7) The interim outdoor recreational uses authorized under this Planned Development shall be designed and constructed so as to preserve those existing trees that the Applicant determines will not interfere with the operation of the contemplated uses. The City acknowledges that operation of the driving range may require the removal of all trees from the area designated for that use on the Interim Use Site Plan.
- 8) The proposed interim uses shall be constructed, operated and maintained in accordance with all applicable environmental laws and regulations. Any herbicides or pesticides to be used on the planted areas shall be approved, prior to their use, by the Chicago Department of the Environment to insure compliance with applicable environmental laws and regulations.

- 9) Access to the proposed interim uses shall be provided at the general locations identified on the Interim Use Site Plan. The interim uses authorized under this Planned Development shall be designed and constructed in compliance with all applicable laws and regulations related to access for physically disabled persons. No approvals shall be granted pursuant to Section 11.11-3 (b) of the Chicago Zoning Ordinance until detailed construction drawings have been reviewed and approved by the Chicago Mayor's Office of People with Disabilities to insure compliance with all applicable laws and regulations related to access for physically disabled persons.
- 10) Netting and fencing shall be installed around the perimeter of the driving range and golf course as depicted on the Interim Use Site Plan. Such fencing or netting shall be of a mesh-type and shall be green in color.
- 11) Subject to the review and approval by the Department of Planning and Development of plans, specifications and cost estimates and upon the receipt of any other necessary approvals and authorizations, the Applicant, or at its option the City, shall be responsible for improving connections (including the removal of any obstructions under Lake Shore Drive) between the jogging path and the River Esplanade path and the Lakefront bicycle path at the locations depicted on the Interim Use Site Plan. Improvements to these connections shall include lighting, paving and striping as necessary and posting of directional signs to clearly identify that they are connections to the Lakefront bicycle path and the River Esplanade. In the event that the City decides that it and not the Applicant will undertake the necessary improvements to these connections, then the Applicant shall deposit the full \$150,000 as prescribed in Statement 12(A)(1)(b) provided, however, that the amounts so deposited shall be expended first in improving these connections.

B) Public Park.

A linear six acre public park (the "Public Park") shall be constructed within the eleven acre zone depicted in the Public Park Zone Map no later than the fifteenth anniversary of the issuance of a Certificate of Occupancy for

the interim use driving range or earlier as provided in the 1993 Amendatory Lakefront Ordinance. The Public Park shall be constructed in substantial conformity with the Public Park Zone Map, the Public Park Site Plans and the Cross Sections and in accordance with the construction standards and time frames specified in the 1993 Amendatory Lakefront Ordinance. In addition, the following development parameters shall apply to the Public Park; provided, however, that nothing in this Planned Development shall require the Applicant to construct a Public Park which exceeds the cost of constructing said park in accordance with the specifications in the 1993 Amendatory Lakefront Ordinance.

- 1) The Public Park shall be designed and constructed to encourage public use. The Public Park is intended to function as a public space for musical entertainment, live performances, festivals, outdoor cafes, special outdoor events and as a public gathering place for the surrounding office, hotel and residential neighborhood. Through connections to the Lake Michigan bicycle path, the Public Park is intended to provide a continuous linked park system. The City acknowledges that construction of the Public Park in accordance with the specifications in the 1993 Amendatory Lakefront Ordinance satisfies the City's intent as stated above.
- 2) The Public Park improvements shall include paved pathways, seating, lighting for passive uses, landscaping, trash receptacles and other furnishings as depicted in the Public Park Site Plan and in the specifications for construction of the Public Park in the 1993 Amendatory Lakefront Ordinance.
- 3) The Public Park shall be open and available for use by the general public free of charge during regular Chicago Park District hours. In the event that any portion of the Public Park is leased to private entities for outdoor cafes or other uses complementary to the park's proposed use, such leased area shall be opened and available at all times to the general public.
- 4) The Applicant shall provide walkways, open to the public, at the general locations indicated on the Exterior Pedestrian Circulation and Access Map. The proposed primary and secondary walkways depicted on that map shall be landscaped in

accordance with the provisions of the Chicago Landscape Ordinance. In addition, the secondary walkways depicted on the Exterior Pedestrian Circulation and Access Map shall be improved with special paving treatments and with lighting and signage that clearly denote it as a route to the Public Park. Access to the Public Park shall comply with all applicable laws and regulations related to access for physically disabled persons. These walkways shall be in place and available for public use at the time that both the upper level of all developments on which they are located and the adjacent portion of the Public Park have been constructed. The walkways should be at a minimum of 25 feet in width (15 feet for the pedestrian bridge over the park) including any planted areas. The walkways shall not be located within or under any building. The Applicant shall cooperate with the City of Chicago and the Chicago Park District in preventing any obstructions (excluding plantings, structural columns, signage and lighting fixtures) from being created which would impair access along these walkways. Informational and directional signs shall be installed at each access point, subject to the review and approval of the Department of Planning and Development. Notwithstanding any provision of this Planned Development, the requirement that walkways and access points be provided at the general locations identified on the Exterior Pedestrian Circulation and Access Map, however, shall not be construed to require the Applicant to permit the public to use these walkways and access points for any purpose other than pedestrian movement from nearby public streets and buildings to the Public Park or to restrict the Applicant's ability to close off these access routes from time to time to prevent the establishment of any public or constructive easements.

- 5) For purposes of determining the minimum setback from the Public Park, the Public Park shall be divided into two sections along a north-south axis coterminous with the center line of Intermediate Level Field Boulevard. The two sections so created shall be referred to as the "Park Sections". Except as otherwise provided in this subsection, structures shall be set back at the Upper Level and above a minimum of 30 feet along at least 50% of each of the adjacent northern and southern edges of the Public

Park within each Park Section. Provided, however, that any development containing residential or retail uses and not exceeding 50 feet in height shall be a permitted obstruction within the setback area required by this provision subject to the provisions of Statement 12(B)(6).

- 6) The exterior walls of structures up to the Upper Level which abut the Public Park shall be designed and constructed to provide fenestration, arcades, building entrances, variations in type or color of materials or architectural articulation or screened by landscaping. In addition, the Applicant shall endeavor to the extent practical or feasible to locate retail uses, pedestrian walkways or openings to active uses adjacent to the park edge. Entrances to retail uses, pedestrian walkways or to active uses provided pursuant to this provision shall not be used to designate the Upper Level unless so designated by the Applicant. All parking areas adjacent to the park edge shall be enclosed and any mechanical areas adjacent to the park edge shall be either enclosed or screened by landscaping.

C) Pedestrian Walkways.

The pedestrian walkways depicted on the Pedestrian Walkway System Map shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet (or lower as required by street conditions) and a width of 25 or 15 feet (as depicted on the Pedestrian Walkway System Map), designed to accommodate pedestrian movement at the Arcade Level and/or other levels as depicted in the Pedestrian Walkway System Map attached hereto. It shall be the responsibility of the Applicant to provide continuous pedestrian walkways at the Arcade Level and/or other levels subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. In the area north of the Public Park, a pedestrian walkway extending east of the west line of North Field Boulevard shall be constructed only if Upper Level North Field Boulevard is constructed in the area north of the Public Park and south of Wacker Drive at or above +53.0 feet above Chicago City Datum and if the buildings east thereof have an Upper Level at or above +53.0 feet above Chicago City Datum.

D) Net Developable Area.

For purposes of Floor Area Ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that "Net Developable Area" refers to the net site area at approximately +53.0 feet above Chicago City Datum. Upper Level is typically at approximately +53.0 feet above Chicago City Datum but may be lower depending on factors such as road levels and the location of building entrances and exits as determined by the Applicant.

E) Bulk And Density Regulations.

- 1) Warehousing and storage uses permitted as principal uses in Statement No. 5 shall be limited to 400,000 square feet and shall be established in accordance with the C3-7 regulations existing on the effective date of this Planned Development.
- 2) With regard to areas devoted as a principal use to office, hotel and residential uses and retail sales and service uses, the following maximums shall apply:

Office, maximum floor area = 9,800,000 sq. ft.

Hotel, maximum number of
rooms/keys = 5,500

Residential, maximum
number of dwelling units = 17,500 units

Retail sales and service,
maximum floor area = 1,325,000 sq. ft.

Provided, however, that in calculating these maximums, ballrooms, meeting rooms, exhibition space and eating facilities associated with a hotel use and located at or above the established Upper Level shall be chargeable against the maximum permitted floor area for principal retail sales and service uses and that construction of hotel rooms shall be chargeable against the 17,500 maximum permitted number of dwelling units at a ratio of .5 dwelling units per hotel room (key).

- 3) The Applicant at its discretion may decrease the maximum number of dwelling units established in Statement 12(E)(2) by a maximum of 30%. For any such decrease in the number of dwelling units, the maximum floor area devoted to office uses may be increased by the Applicant at a ratio of 1,000 square feet of office space per dwelling unit. With the approval of the Department of Planning and Development, the Applicant may decrease the maximum number of dwelling units by an additional 10% of 17,500 and may increase the maximum floor area devoted to office use according to the aforementioned ratio.
- 4) The number of efficiency units within this Planned Development shall not exceed 30% of the number of permitted dwelling units.
- 5) To the extent this Planned Development does not cover all items required for development, the Chicago Zoning Ordinance shall apply as follows: warehousing and storage at the Lower Level shall be in general conformity with the C3-7 Commercial-Manufacturing District regulations; permitted office, hotel and retail uses shall be in general conformity with the B6-7 General Central Business District regulations; and residential uses shall be in general conformity with the R8 General Residence District regulations.

F) Maximum Permitted Site Coverage.

- 1) East of Stetson Avenue: 50% between Upper Level and +30 feet above the Upper Level (60% on a single parcel); and 40% above +30 feet above the Upper Level.
- 2) West of Stetson Avenue: 80% between the Upper Level and +75 feet above the Upper Level; and 60% above +75 feet above the Upper Level.

G) Periphery Setbacks And Minimum Distance Between Buildings.

Minimum Periphery Setbacks from Upper Level public streets: 20.0 feet.

Minimum Distance Between Building Faces at Upper Level: 80.0 feet.

Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: 60.0 feet.

Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning and Development. However, the development of any parcel of property shall require the first story of any structure at Upper Level to be set back at least 20 feet from the curb line for the entire frontage adjoining a public street and that this area shall be suitably paved and landscaped and otherwise unobstructed except for columns or piers supporting the upper stories of the structure.

H) Parking.

- 1) Minimum Requirements for interim uses: 80 spaces.
- 2) Minimum Requirements for other uses:

Office building: 1 space per 3,500 square feet.

Hotel: 1 space per three rooms/keys.

Residential building: spaces equal to 55% of the dwelling units including efficiency units.

3) Location.

All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (i) if a residential use, within 500 feet walking distance; or (ii) if a non-residential use, within 1,000 feet walking distance.

- 4) Vehicular entrances and exits to accessory automobile parking areas shall be located in conformance with the Automobile Entrance Zone Maps attached hereto. Provided, however, that

temporary driveways shall be permitted within the restricted areas depicted on the Automobile Entrance Zone Maps when necessitated by division of parcels and subject to the review and approval of the Department of Transportation.

- 5) The location, geometrics and operation of all interior or local ramps adjoining any structure at the Upper Level shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

I) Loading.

Minimum off-street loading shall be provided in accordance with the regulations applicable in the R8 and B7-6 Districts of the Chicago Zoning Ordinance existing on the effective date hereof. The location of loading berths shall be subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

J) Construction Of Public Improvements.

No permit shall be issued for any development until such time as the Applicant for the permit produces evidence that construction of public improvements has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by the Department of Transportation and approved by the Department of Planning and Development.

K) Penalties.

If the Department of Planning and Development notifies the Applicant in writing that the Applicant has failed to file an application for a building permit for construction of any portion of the Public Park in accordance with the time frames established in Statement 12(A)(3) and in the 1993 Amendatory Lakefront Ordinance or diligently pursue construction of any portion of the Public Park to completion once the necessary approvals have been received, then the maximum permitted floor area within (Sub)Area E shall be reduced, after notification as prescribed above, by 600,000 square feet for every year that the Applicant fails to file an application for a building permit for construction of the Public Park or to diligently pursue construction, up to a

maximum total reduction of 3,000,000 square feet. This penalty provision shall apply in addition to any remedies which may be available under the Chicago Zoning Ordinance.

L) Public Elementary School.

An area to be reserved for public elementary school purposes shall be located in a structure with access by walkway to the Public Park; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approval by the Department of Planning and Development and in accordance with the provisions of the 1993 Amendatory Lakefront Ordinance.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The development authority contained in this Planned Development including, without limitation, the authority to issue building permits, site plan approvals, approvals pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance and similar approvals, shall not become effective until and unless a 1993 Amendatory Lakefront Ordinance has been adopted by the City of Chicago and accepted by the Applicant, the City of Chicago and the Chicago Park District. In the event that adoption or acceptance of a 1993 Amendatory Lakefront Ordinance has not occurred within six months following the date of adoption of this Planned Development, then, unless extended by mutual written agreement of the City (through the Commissioner of the Department of Planning and Development) and the Applicant (through its authorized representative) this Planned Development Ordinance shall expire and the zoning of the Property shall automatically revert to the previously existing Residential Business Planned Development No. 70 as adopted in 1979.

15. Unless substantial construction of at least one of the interim uses contemplated by this Planned Development (including the driving range, the golf course, the multi-purpose field, the jogging path, the passive green space or the portion of the Public Park east of the east line of Harbor Drive as extended) has commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the previously existing Residential Business Planned Development No. 70 as adopted in 1979.

[Existing Zoning Map, Upper Level, Intermediate Level and Lower Level Property Line and Rights-Of-Way Adjustment Maps, Generalized Land Use Plan Map, Pedestrian Walkway System Map, Upper Level and Intermediate Level Automobile Entrance Zone Maps, Public Park Zone Map, Interim Use Site Plan, Public Park Site Plan Maps, Cross Sections and Exterior Pedestrian Circulation and Access Map attached to this Plan of Development printed on pages 29949 through 29967 of this Journal.]

Use and Bulk Regulations and Data, and Passive Green Space Specifications attached to this Plan of Development read as follows:

*Residential -- Business Planned Development Number 70,
As Amended*

(Air Rights)

*Planned Development Use And Bulk Regulations
And Data.*

Subarea	Net Developable Area		Maximum F.A.R.	Sq. Ft. Built Or Under Construction	Built Dwelling Units	Percent Coverage
	Sq. Ft.	Acres				
A.	362,159	8.31	12.19	4,412,983	1,572.5	41.0%
B.	136,819	3.14	19.82	2,698,308	---	25.6%
C.	168,413	3.87	11.90	2,004,028	1,682	31.7%
D.	413,475	9.49	13.80	5,705,841	2,058.5	36.3%
Sub Totals:	1,080,866	24.81	13.71	14,822,160	5,313	35.5%

Future Subarea	Future Net Developable Area		Future Maximum F.A.R.	Future Sq. Ft. To Be Constructed	Future Dwelling Units	Future Percent Coverage
	Sq. Ft.	Acres				
E.	1,190,311	27.33	14.19	16,884,318	12,187	50.2%
Grand Totals:	2,271,177	52.14	14.0	31,796,478	17,500	50.0%

Passive Green Space Specifications.

- A. Seed Quality: All grass seed shall be pure live seed and all wildflowers shall be guaranteed by the vendor in writing to be true to name and variety. Supply all inoculants recommended by vendor.
- B. Seed Mix: LaFayette Home Nursery Mix No. 5B, "Mesic to Dry Prairie with Flowers Grass Seed Mix".

Permanent Matrix: Big Blue Stem 1.50 lb., Little Blue Stem .75 lb., Side Oats Gramma 1.00 lb., Prairie Switch Grass 4.00 oz., Indian Grass 1.00 lb..

Temporary Matrix: Slender Wheat Grass .05 lb., Seed Oats 32.00 lb., Prairie Wild Rye 1.00 lb., Annual Rye 15.00 lb., Timothy 2.00 lb..

Wildflower Forbs and Prairie Plants: Butterflyweed 1.00 oz., Sky Blue Aster .10 oz., Smooth Blue Aster .25 oz., New England Aster .50 oz., White Wild Indigo 1.25 oz., Partridge Pea 2.00 oz., New Jersey Tea 1.00 oz., Prairie Coreopsis .25 oz., Gray Dogwood .50 oz., American Hazelnut 2.00 oz., Illinois Sensitive Plant 2.00 oz., Pale Purple Coneflower 4.00 oz., Rattlesnake Master 2.00 oz., Round Headed Bush Clover 2.00 oz., Rough Blazing Star 2.00 oz., Prairie Blazing Star 3.00 oz., Wild Lupine 2.00 oz., Prairie Bergamot .25 oz., Wild Quinine 2.00 oz., Large Flowered Beard Tongue 3.00 oz., White Prairie Clover 1.00 oz., Purple Prairie Clover 3.00 oz., Prairie Cinquefoil .05 oz., Mountain Mint .25 oz., Black Chokeberry .50 oz., Yellow Coneflower 4.00 oz., Early Rose 2.00 oz., Black Eyed Susan 3.00 oz., Compass Plat 2.00 oz., Prairie Dock 1.00 oz., Old Field Goldenrod .00 oz., Stiff Goldenrod 2.00 oz., Showy Goldenrod 1.00 oz., Hoary Vervain 1.00 oz., Culver's Root 1.00 oz., Golden Alexanders .50 oz..

Annuals and Short-Lived Perennials No. 10A: Shasta Daisy 6.00 oz., Sand Coreopsis 10.00 oz., Broadleaf Purple Coneflower 6.00 oz., Blanket Flower 5.00 oz., Dames Rocket 2.50 oz., Perennial Blue Flax 2.50 oz., Red Hat Coneflower 1.00 oz., Upright Yellow Coneflower 2.00 oz., Black Eyed Susan 2.50 oz., Gloriosa Daisy 2.00 oz.; and Midwestern Wildflower Mix 1.00 lb.: Yarrow, Bishop's Flower, Poor Man's Weather Glass, Prairie Aster, Dwarf Columbine, Foxglove, Blanket Flower, Baby's Breath, Standing Cypress, Toadflax, Scarlet Flax, Lemon Mint, Evening Primrose, Missouri Primrose, Corn Poppy, Purple Prairie Clover, Annual Phlox, Tall Catchfly.

- C. Hydroseed Slurry: A slurry of seed and Wood Cellulose Fiber, tinted light green in color with nontoxic dye. (Paper fibres are not

acceptable.) Incorporated wood fibre mulch per supplier's recommendation.

Reclassification Of Area Shown On Map Number 1-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Central Area Parking Planned Development No. 394 District and all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

West Washington Street; a line 81.17 feet east of North Wells Street; a line 60.0 feet south of West Washington Street; a line 71.20 feet east of North Wells Street; West Calhoun Place; a line 162.53 feet east of North Wells Street; West Madison Street; and North Wells Street,

to those of a Central Area Parking Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Central Area Parking Planned Development No. 394, As Amended

Plan Of Development Statements

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of

(Continued on page 29968)

3/8/93

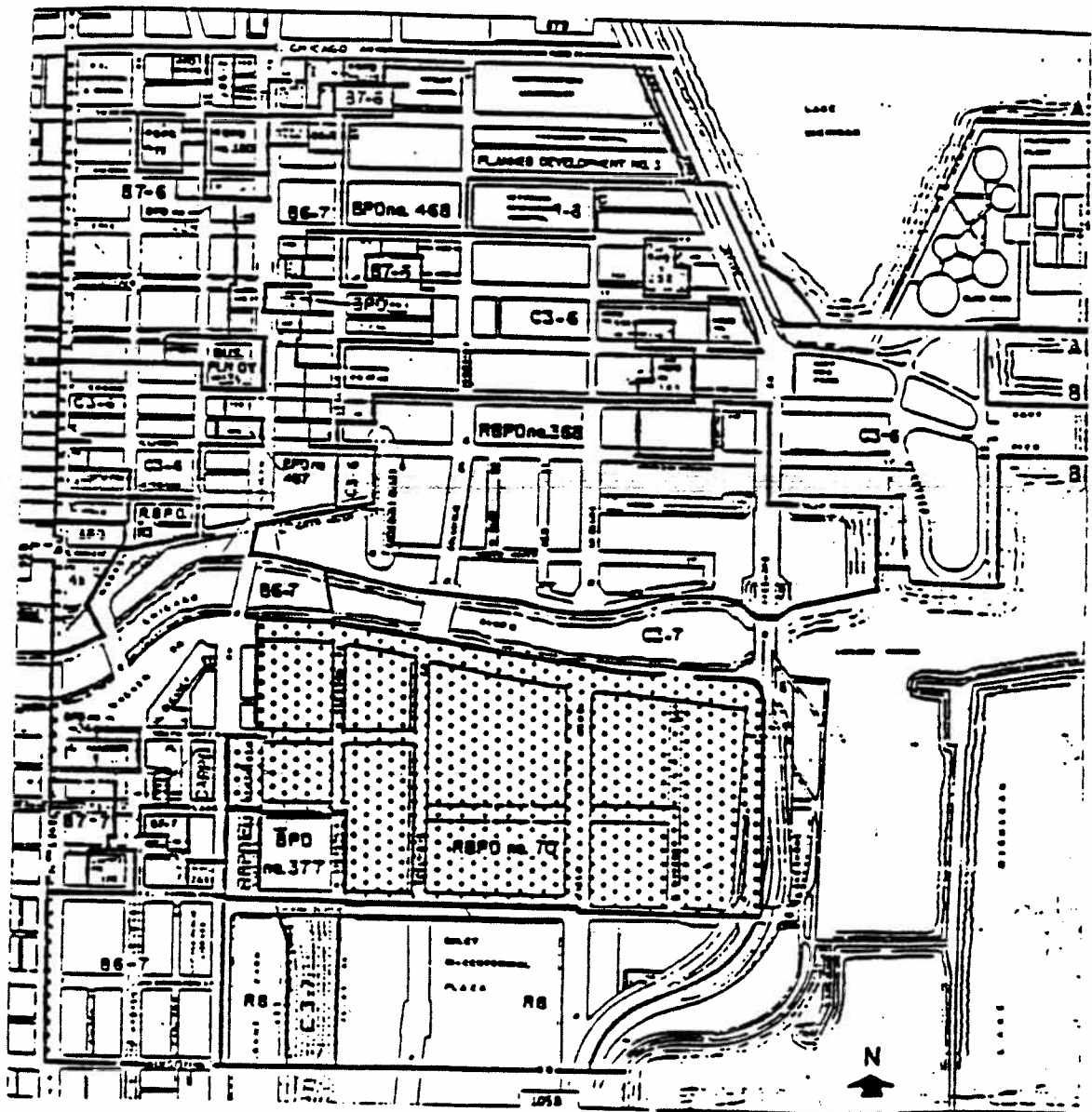
UNFINISHED BUSINESS

29949

Existing Zoning Map.

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED**

(AIR RIGHTS)



 SUBJECT PROPERTY

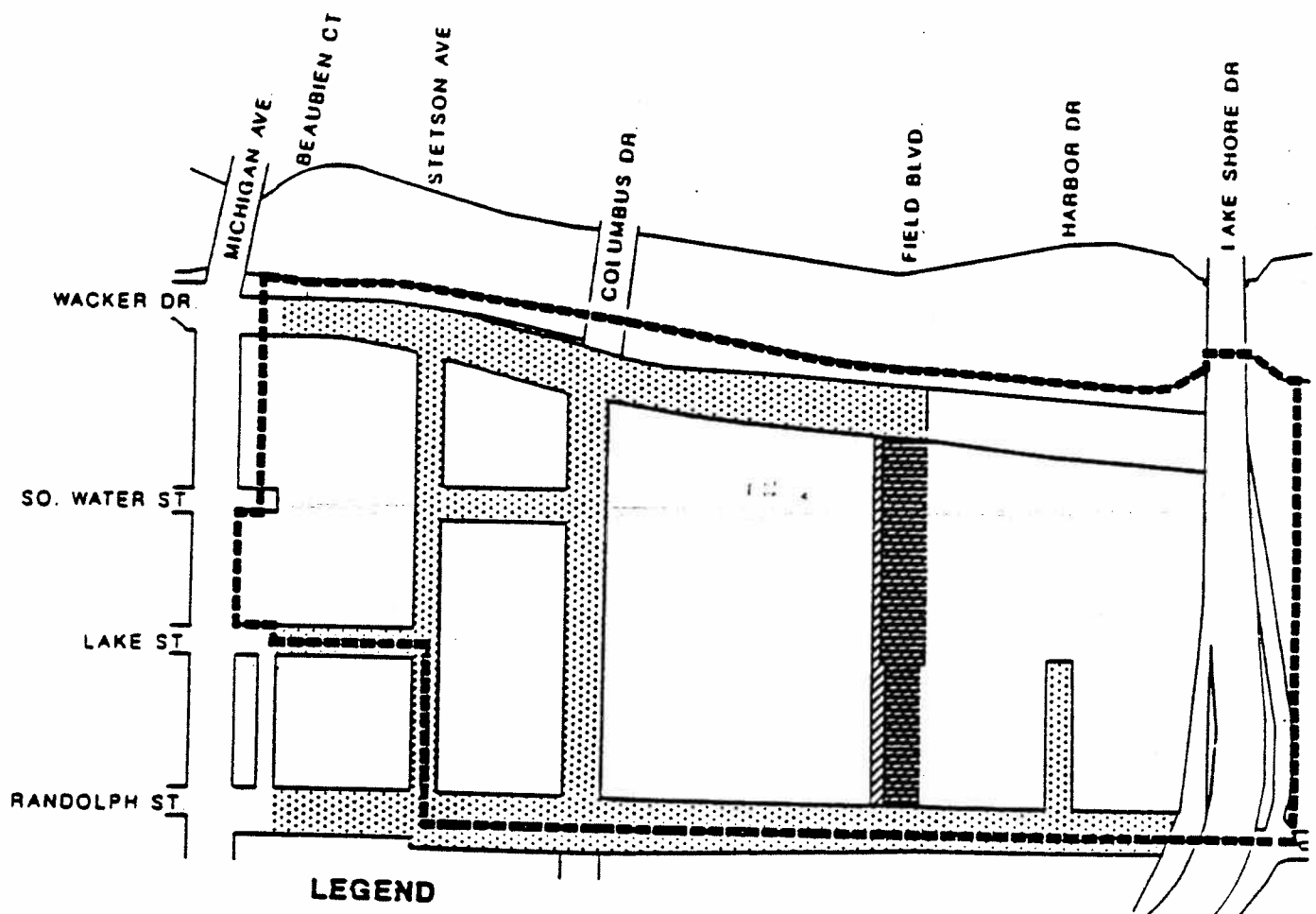
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Property Line Map And Rights-Of-Way Adjustments
Upper Level.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)



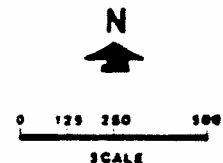
LEGEND

■■■■■ PLANNED DEVELOPMENT BOUNDARY

■■■■■ RIGHTS OF WAY
HERETOFORE DEDICATED

■■■■■ RIGHTS OF WAY
HERETOFORE VACATED

■■■■■ RIGHTS OF WAY
PROPOSED TO BE VACATED



APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

3/8/93

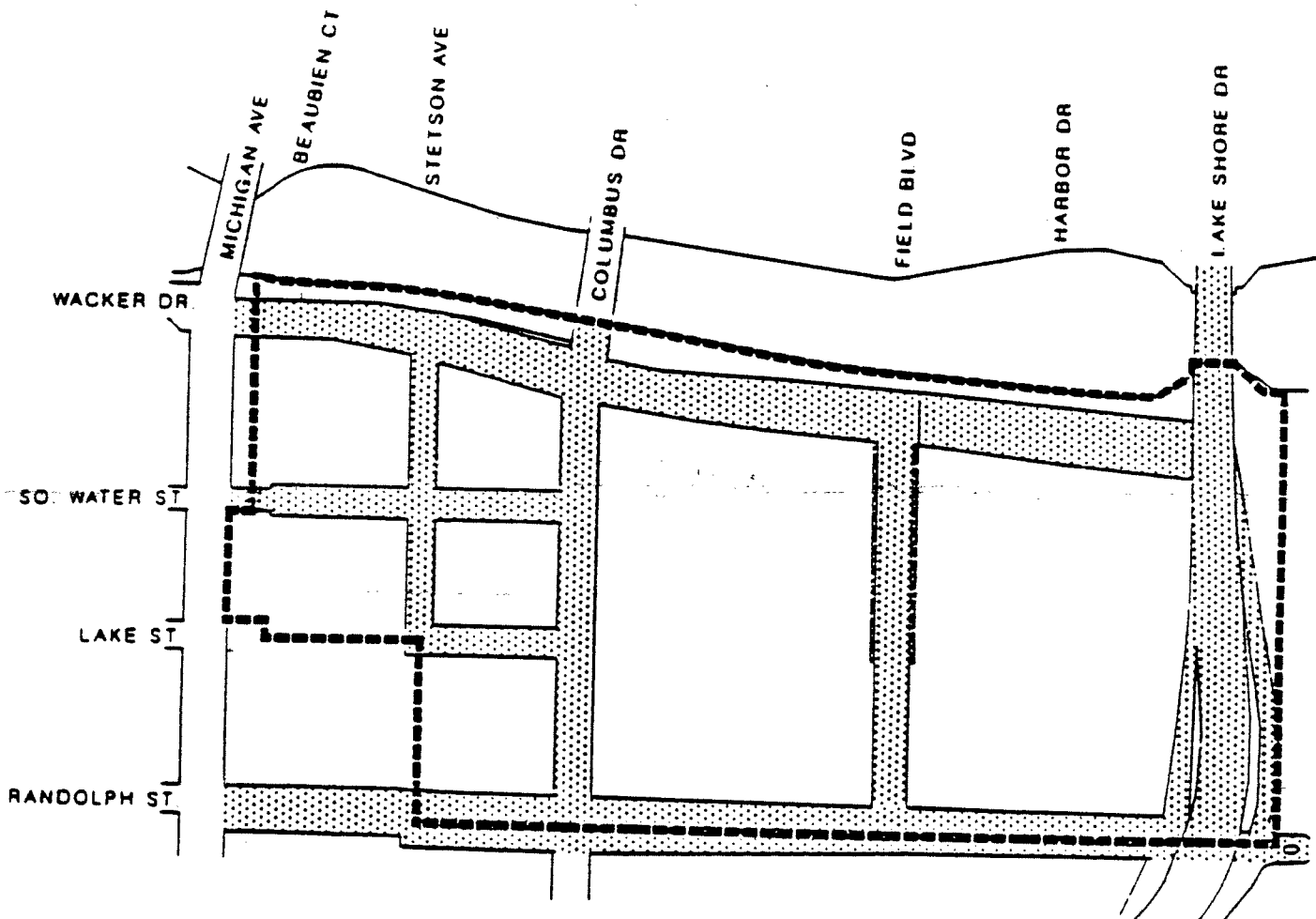
UNFINISHED BUSINESS

29951

Property Line Map And Rights-Of-Way Adjustments
Intermediate Level.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

RIGHTS OF WAY
HERETOFORE DEDICATED

RIGHTS OF WAY
PROPOSED TO BE VACATED



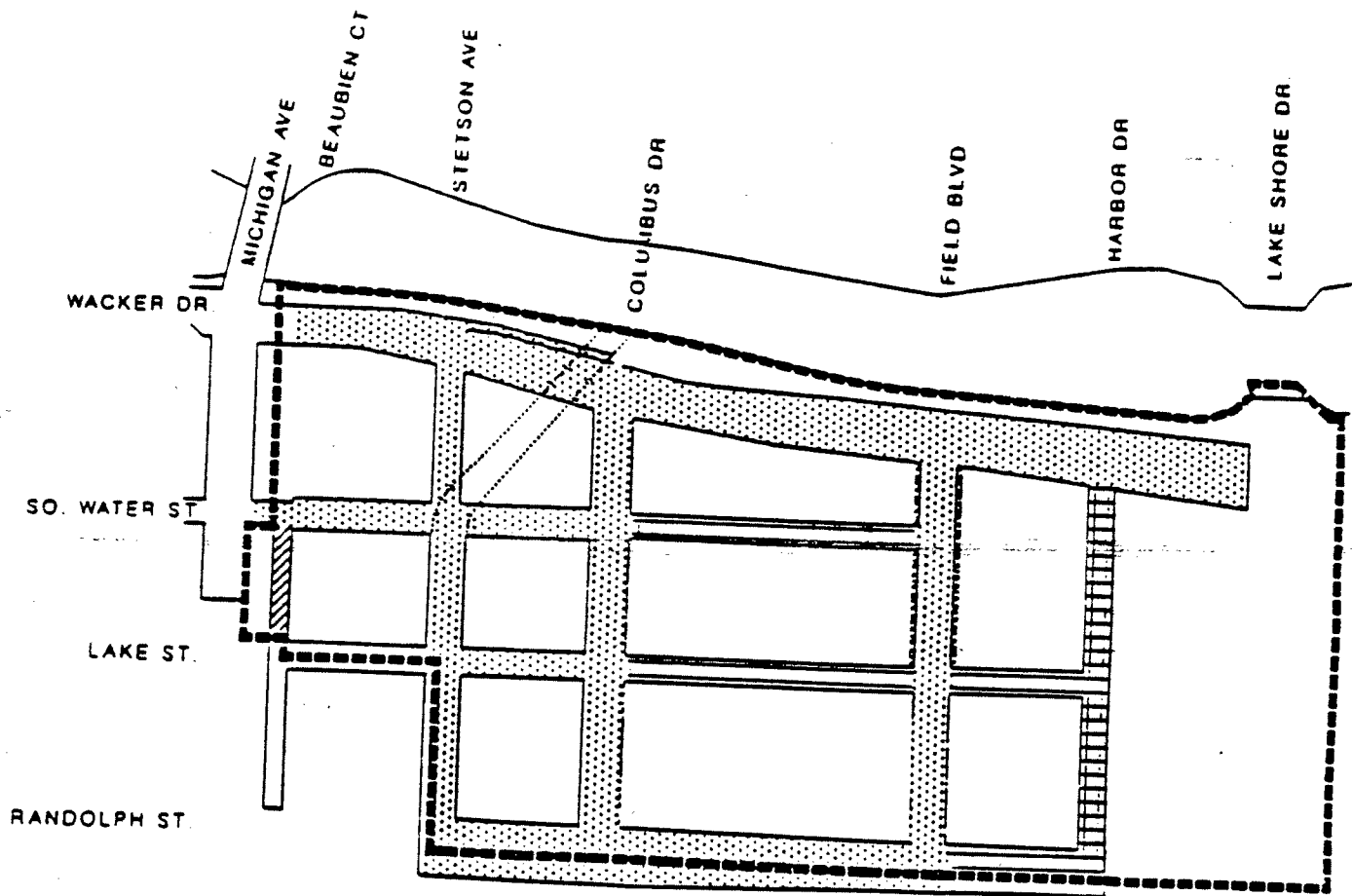
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SCALE

APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Property Line Map And Rights-Of-Way Adjustments
Lower Level.

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED**
(AIR RIGHTS)



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

RIGHTS OF WAY
HERETOFORE DEDICATED

RIGHTS OF WAY
HERETOFORE VACATED

RIGHTS OF WAY
PROPOSED TO BE VACATED

===== EASEMENT FOR SUBWAY PURPOSES

===== RESERVED FOR PUBLIC UTILITIES



0 125 250 500
SCALE

APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

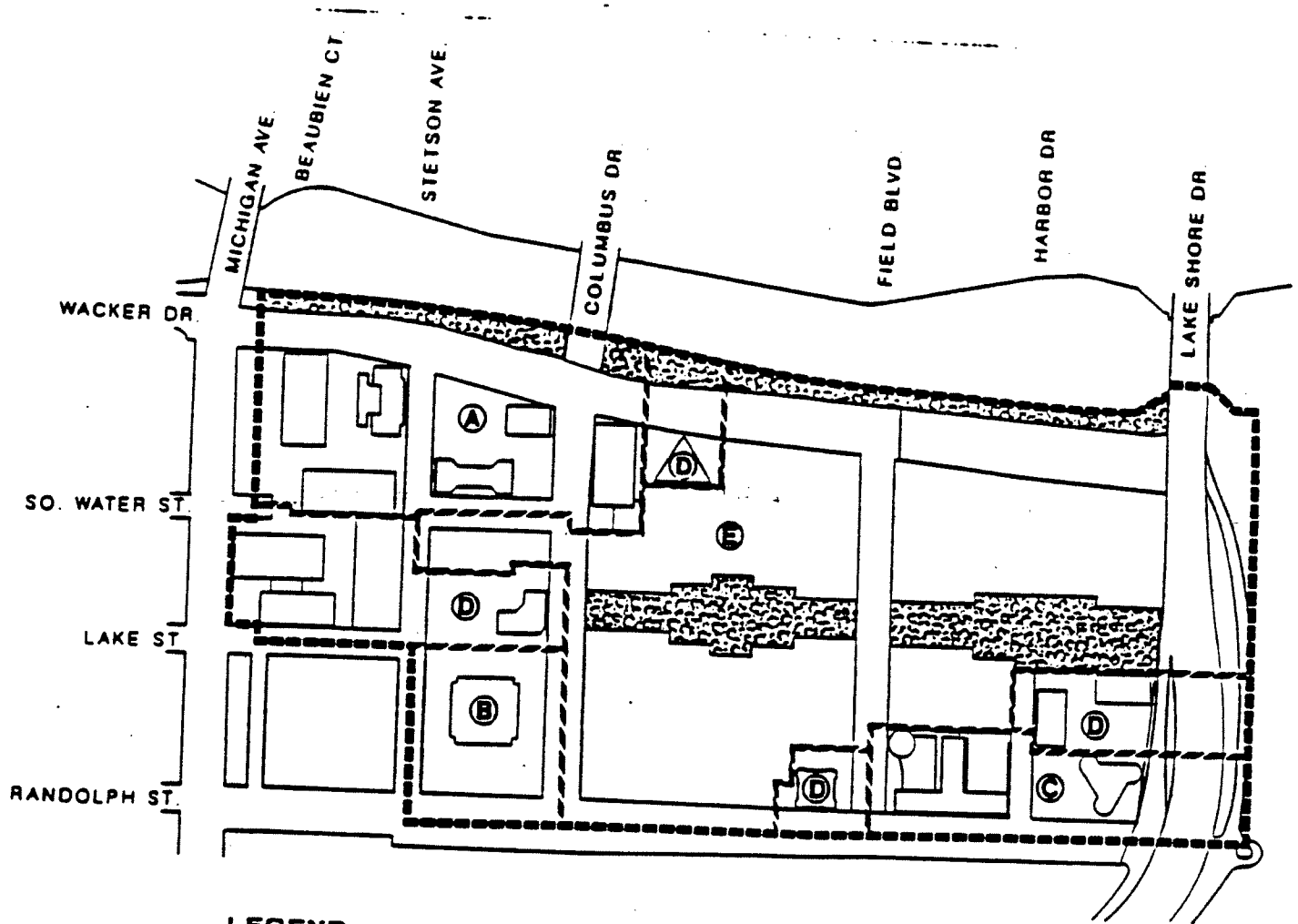
3/8/93

UNFINISHED BUSINESS

29953

Generalized Land Use Plan.

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED**
(AIR RIGHTS)



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

----- SUB AREA BOUNDARY

(A) SUB AREA IDENTIFICATION

RESERVED FOR PUBLIC PARK
AND ESPLANADE PARK

EXISTING BUILDING

N

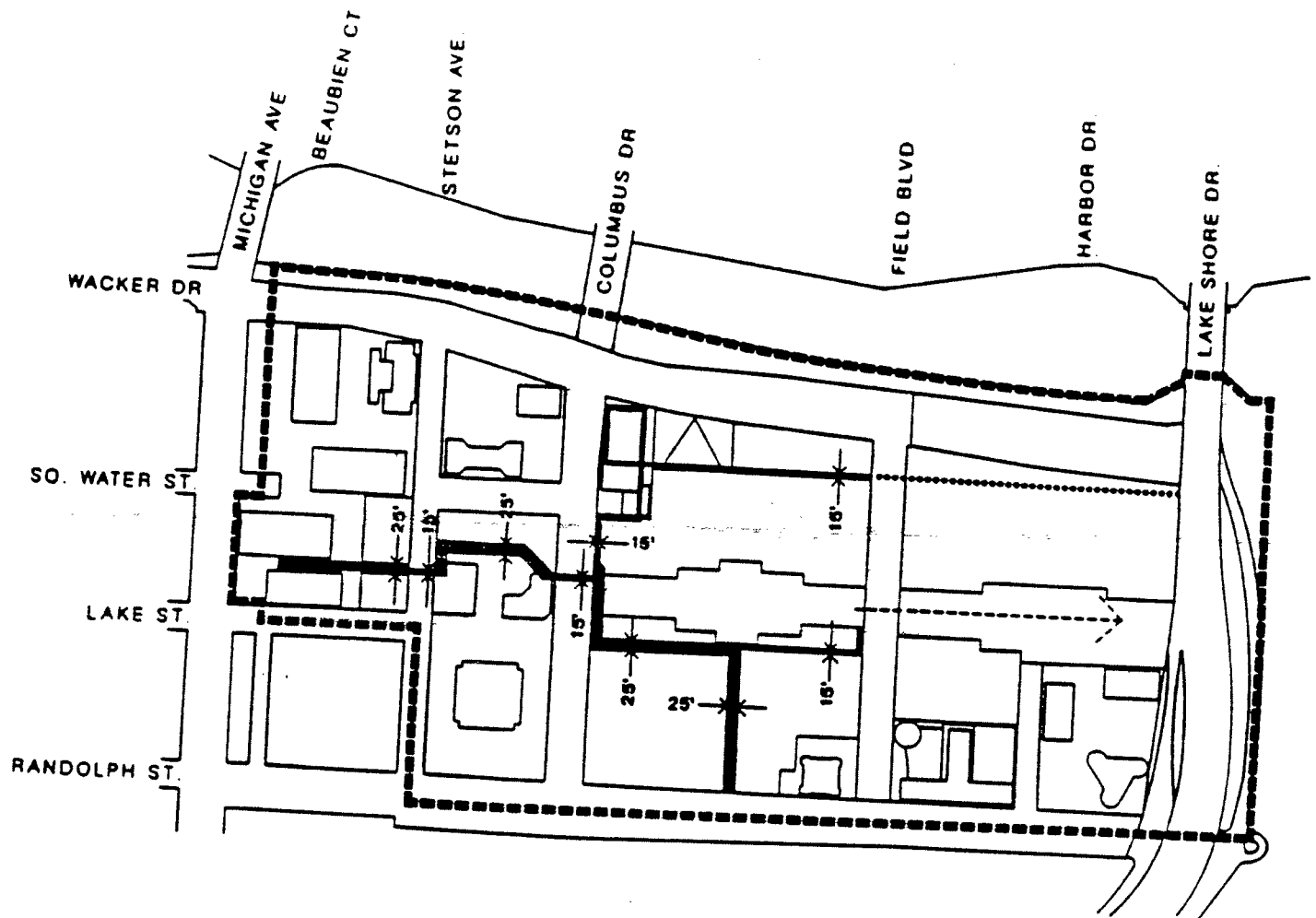
0 125 250 500
SCALE




FOR PERMITTED USES SEE STATEMENT 5.

APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Pedestrian Walkway System.

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED
(AIR RIGHTS)****LEGEND**

-  EXISTING PEDESTRIAN WALKWAY
-  PROPOSED PEDESTRIAN WALKWAY
-  PROPOSED PEDESTRIAN WALKWAY
SEE STATEMENT 12 C



0 175 250 500
SCALE

APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

3/8/93

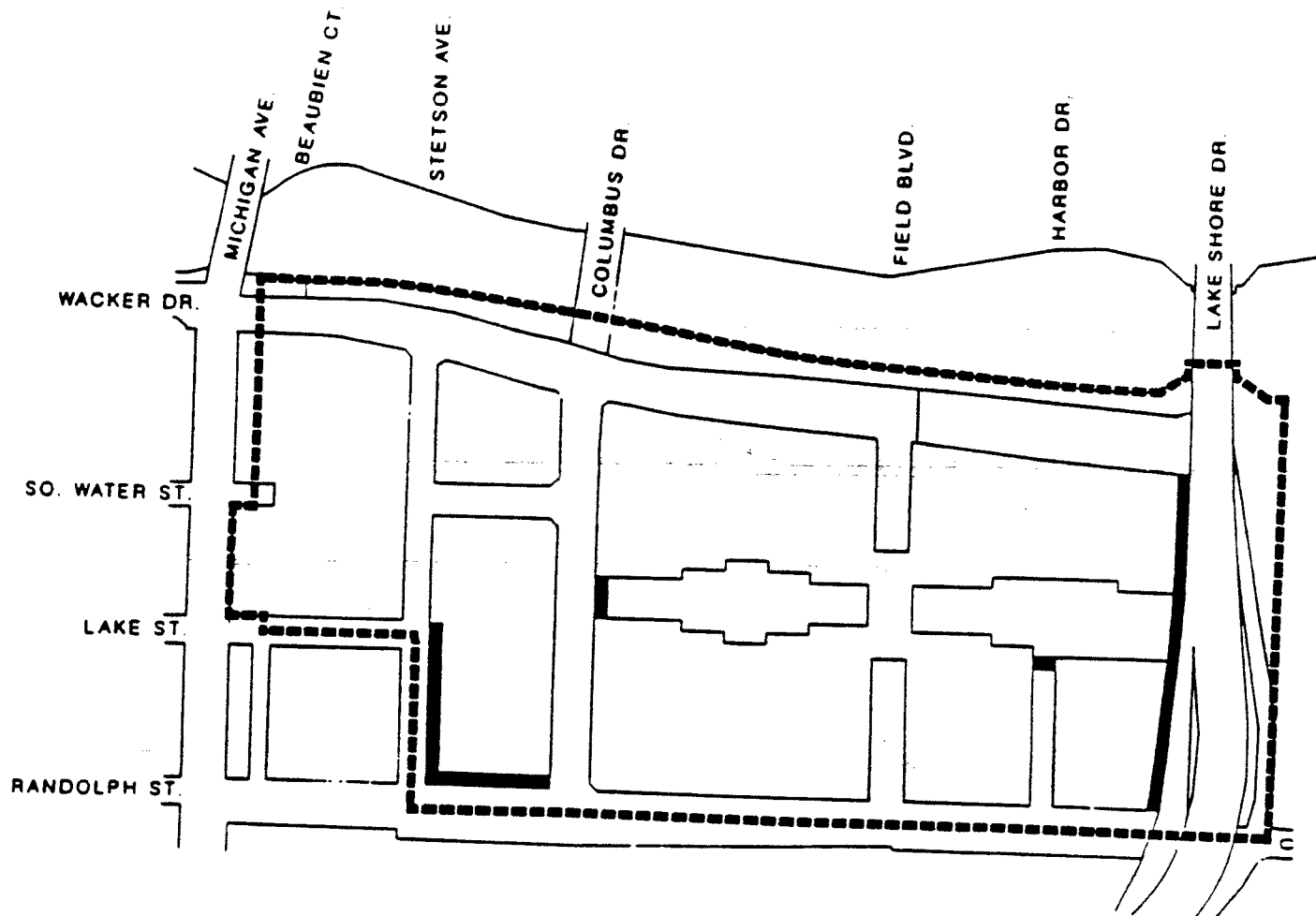
UNFINISHED BUSINESS

29955

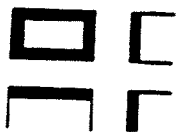
Automobile Entrance Zones
Upper Level.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)



LEGEND



BLACK LINE INDICATES PROHIBITED
DRIVEWAY ENTRANCE ZONES

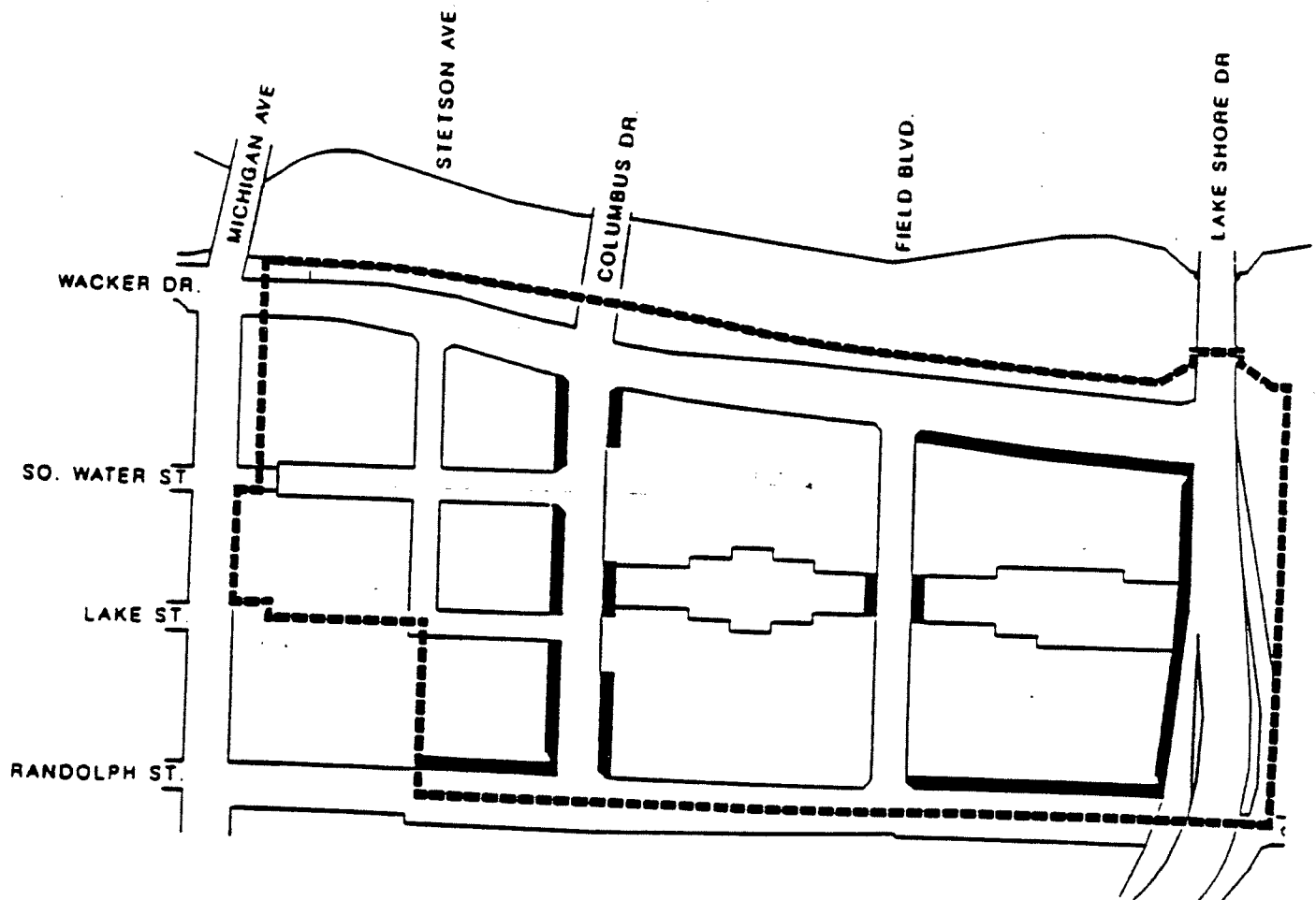
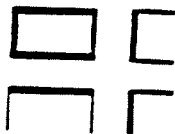


0 125 250 500
SCALE

APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Automobile Entrance Zones
Intermediate Level.
**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED**
(AIR RIGHTS)

**LEGEND**

BLACK LINE INDICATES PROHIBITED
DRIVEWAY ENTRANCE ZONES



0 125 250 500
SCALE

APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

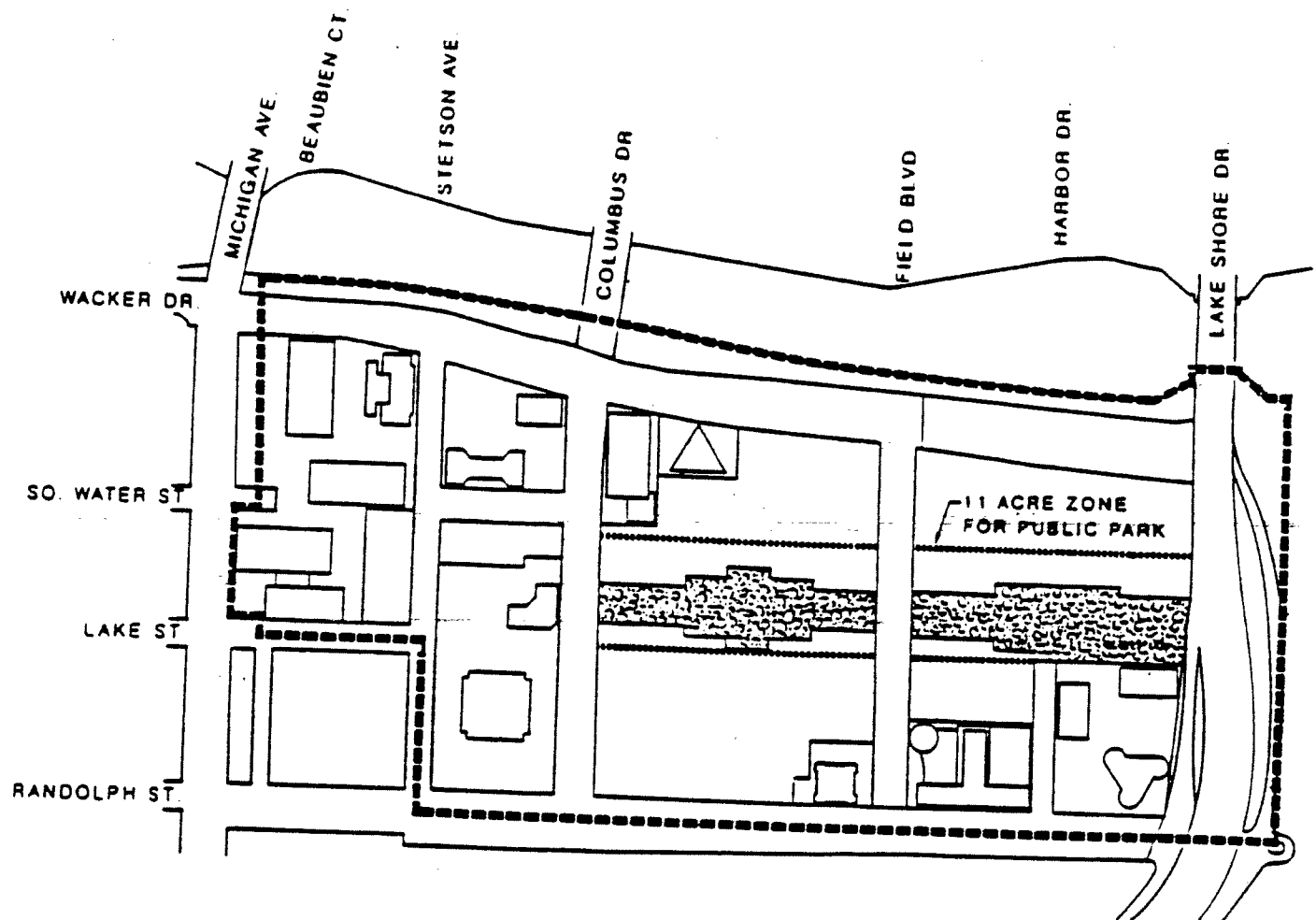
3/8/93

UNFINISHED BUSINESS

29957

Public Park Zone.

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED
(AIR RIGHTS)**

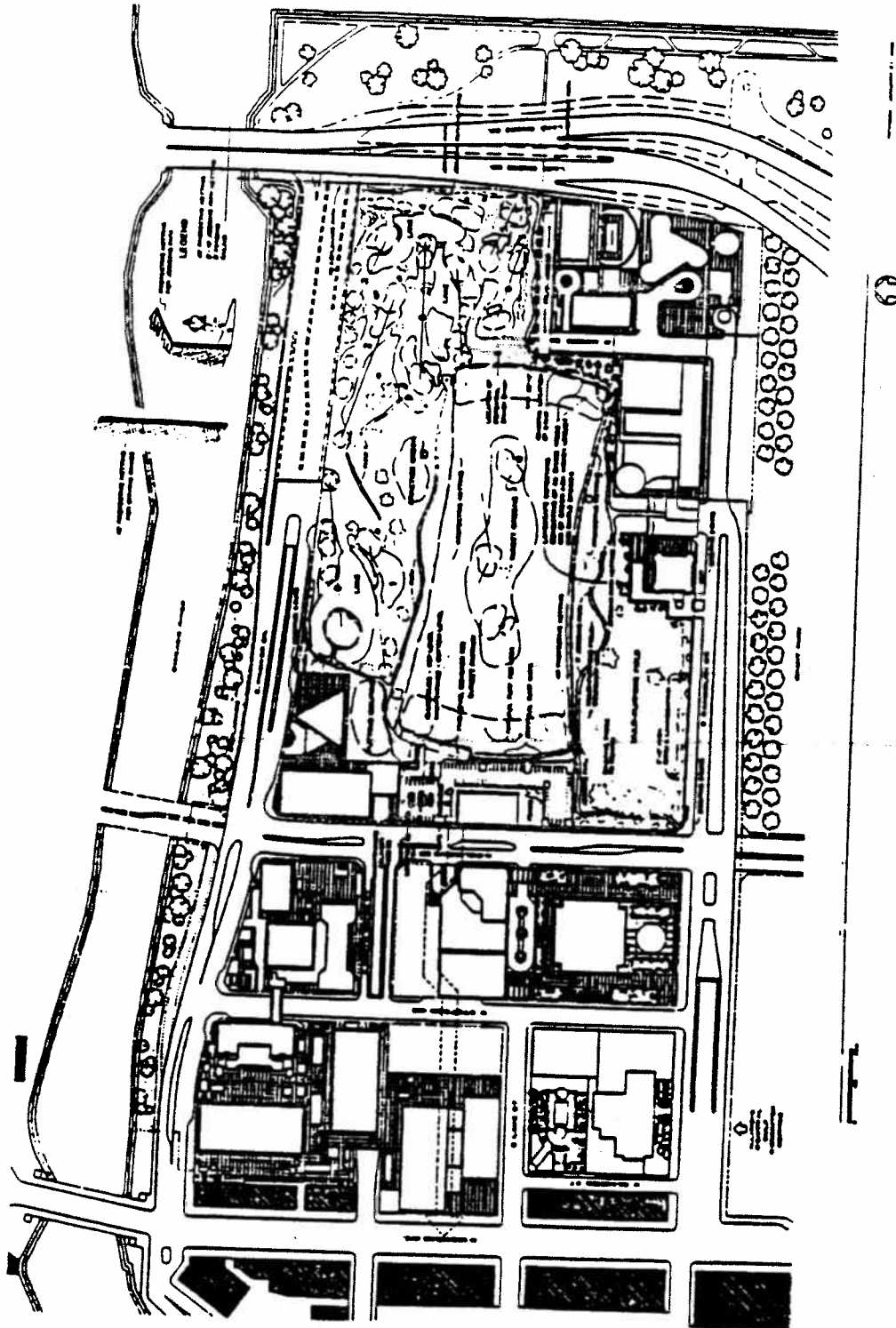


0 125 250 500
SCALE

APPLICANT: ILLINOIS CENTER PLAZA VENTURE

DATE: JANUARY 21, 1993

Interim Use Site Plan.

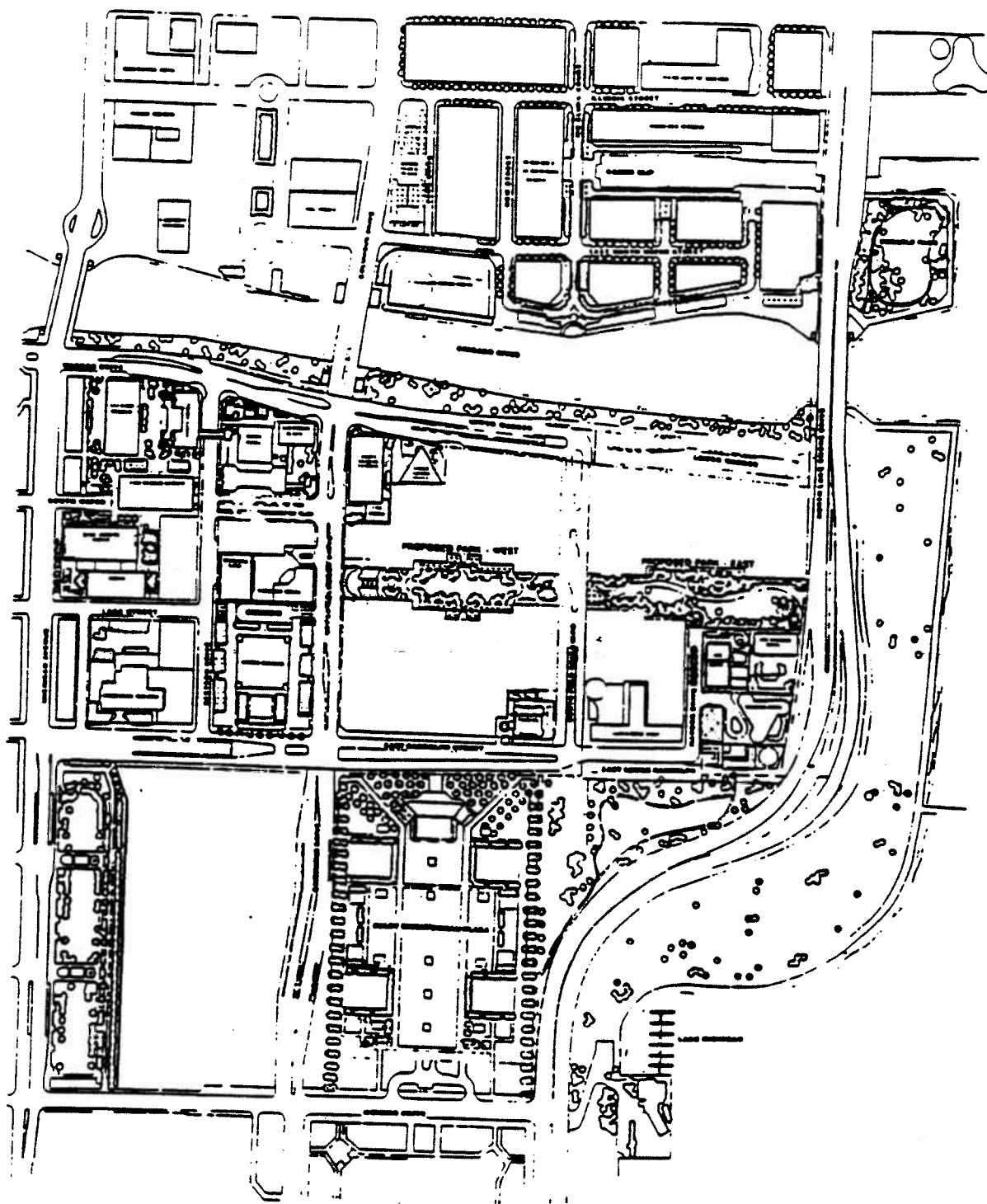


3/8/93

UNFINISHED BUSINESS

29959

Park Plans.
(Page 1 of 3)

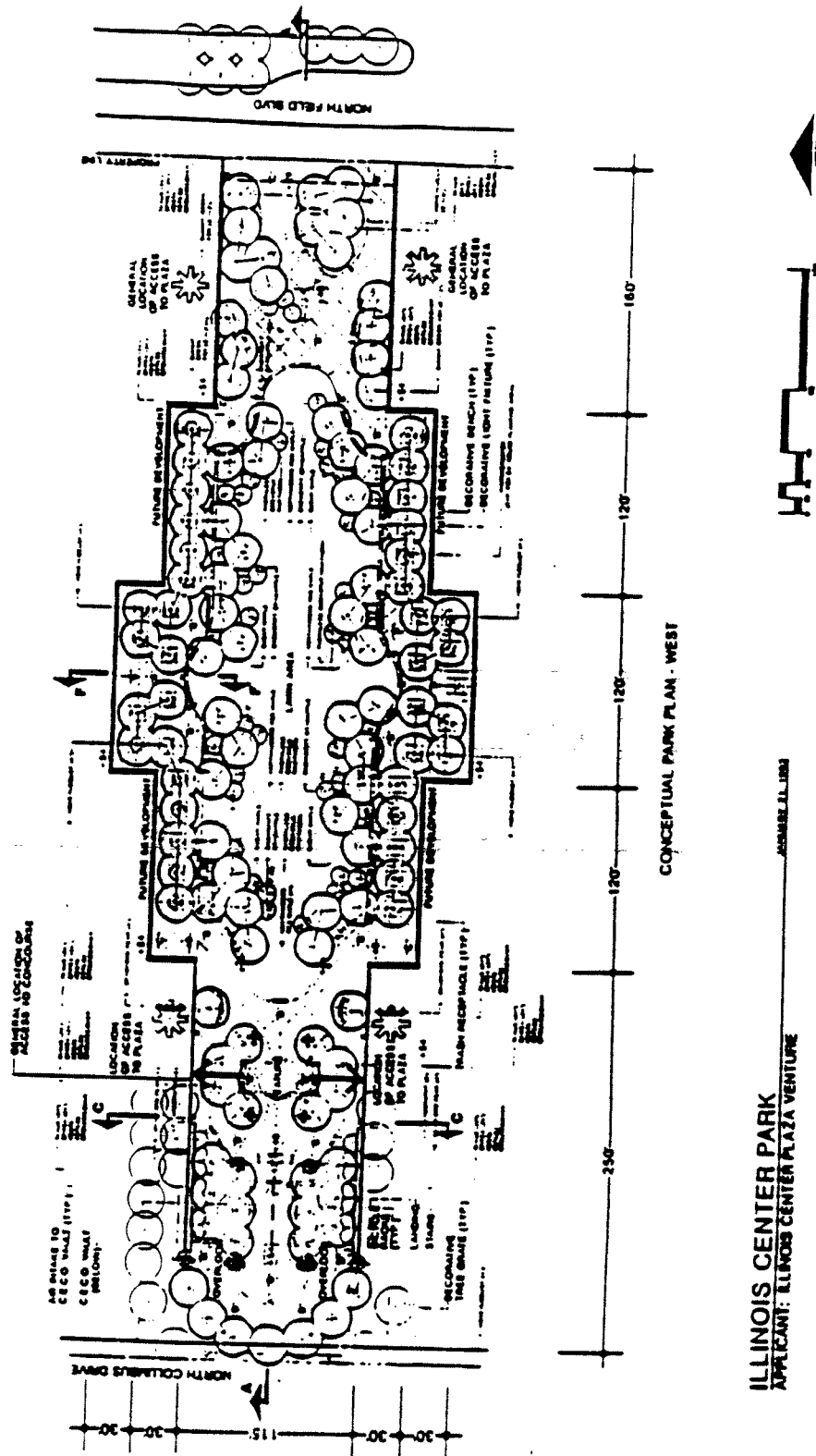


ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

January 21, 1962



Park Plans.
(Page 2 of 3)

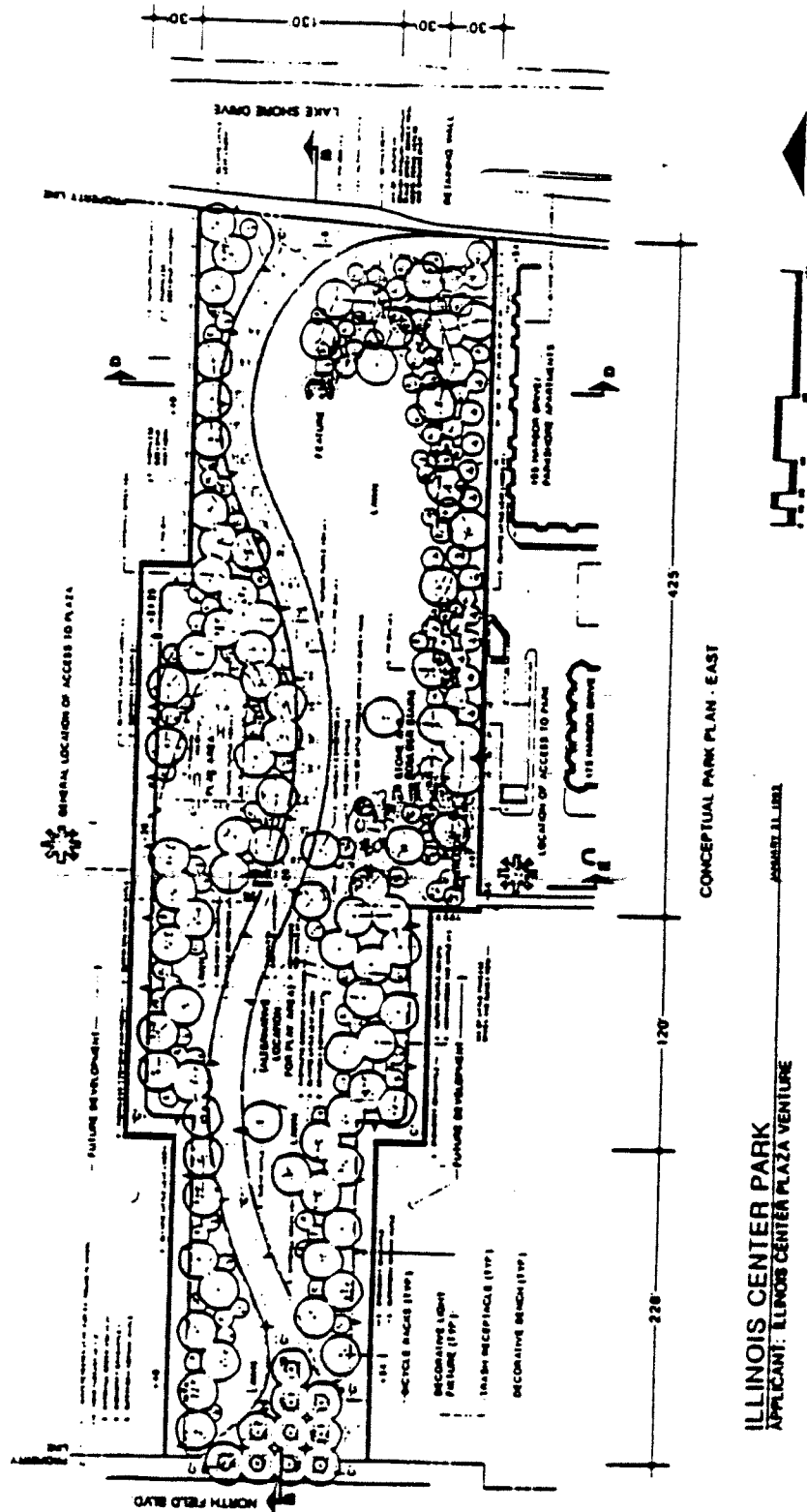


3/8/93

UNFINISHED BUSINESS

29961

Park Plans. (Page 3 of 3)

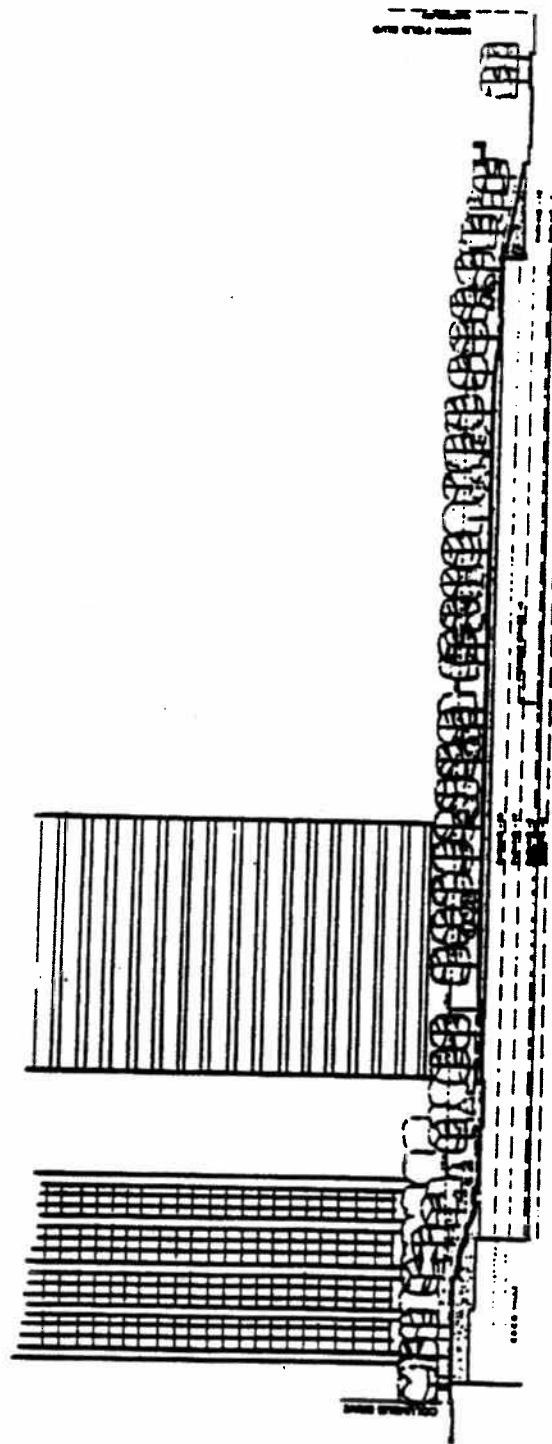


ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

CONCEPTUAL PARK PLAN - EAST

APPROVED 11.11.93

Cross Sections.
(Page 1 of 5)



SECTION A-A
THROUGH WEST HALF OF PARK LOOKING NORTH

ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE
JANUARY 21, 1993

3/8/93

UNFINISHED BUSINESS

29963

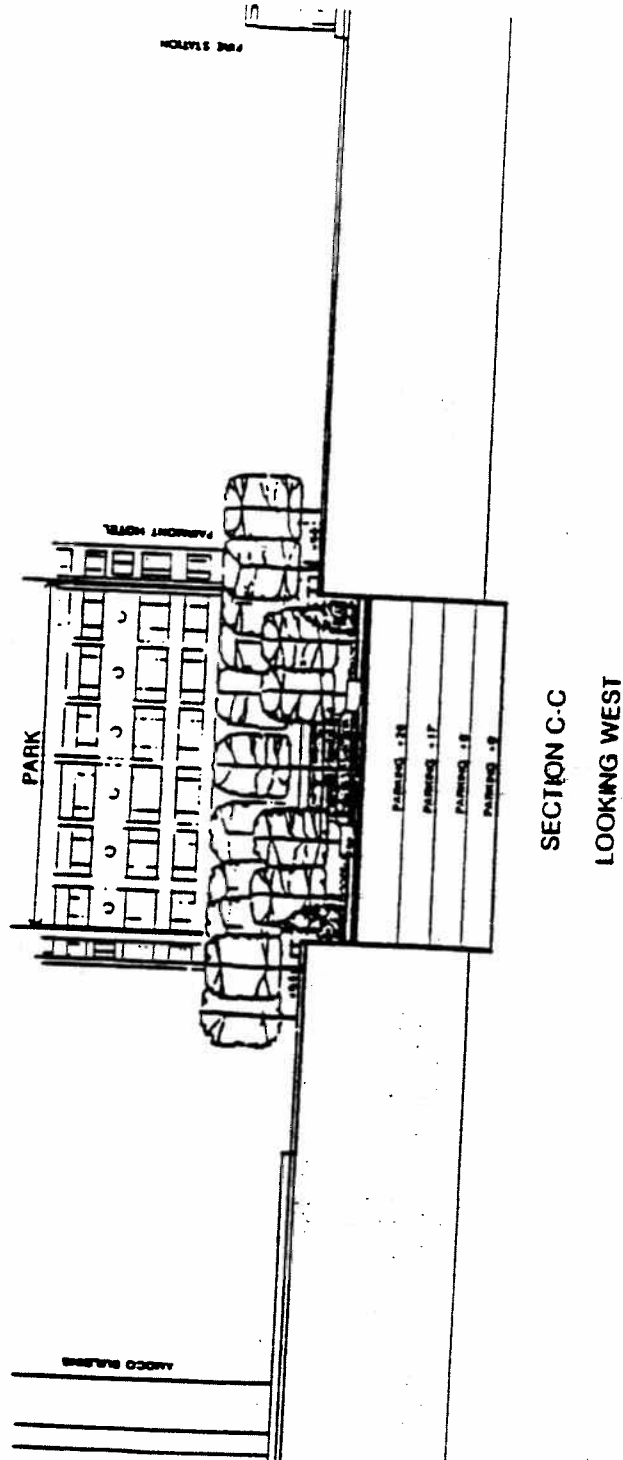
Cross Sections.
(Page 2 of 5)



SECTION B-B
THROUGH EAST HALF OF PARK LOOKING NORTH

ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE
JANUARY 21, 1993

Cross Sections.
(Page 3 of 5)



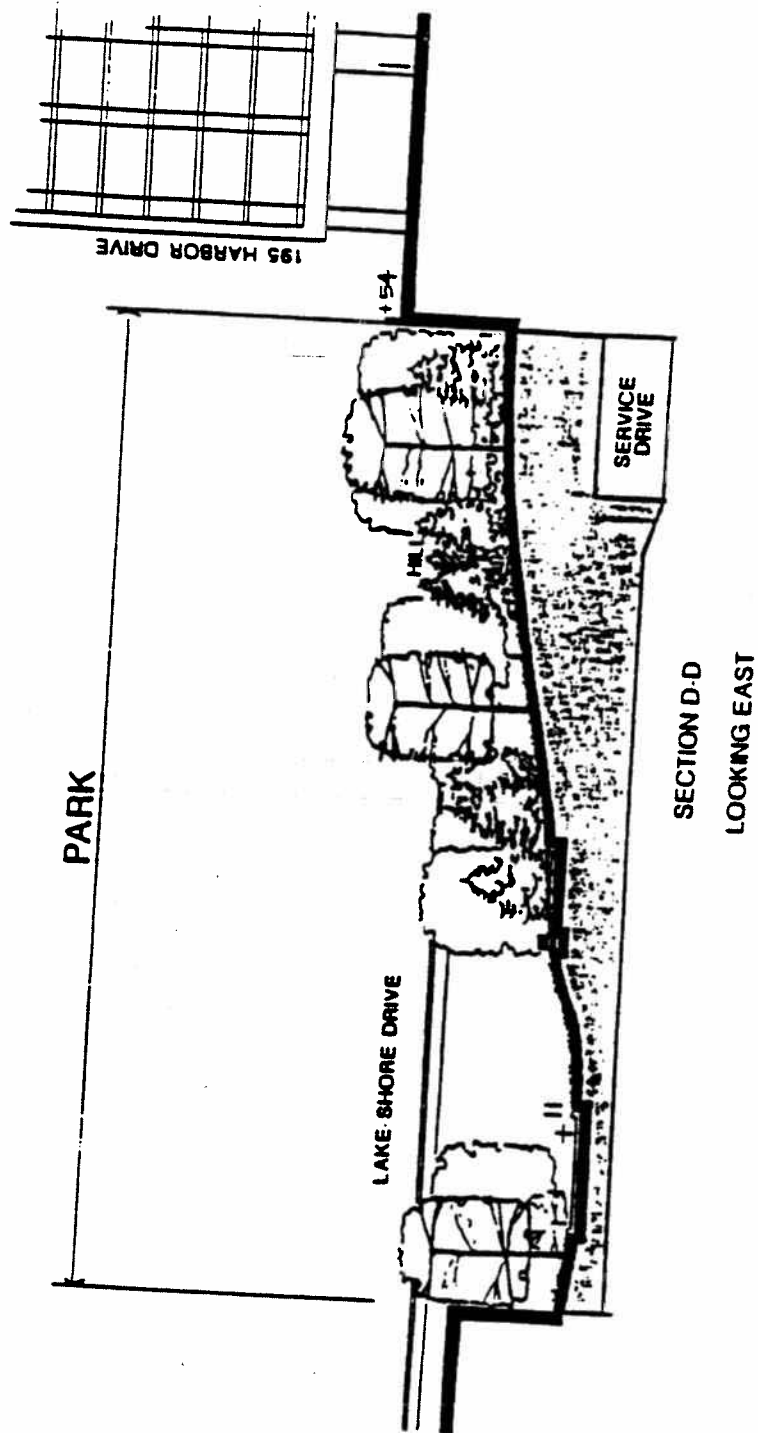
ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE
JANUARY 21, 1993

3/8/93

UNFINISHED BUSINESS

29965

Cross Sections.
(Page 4 of 5)

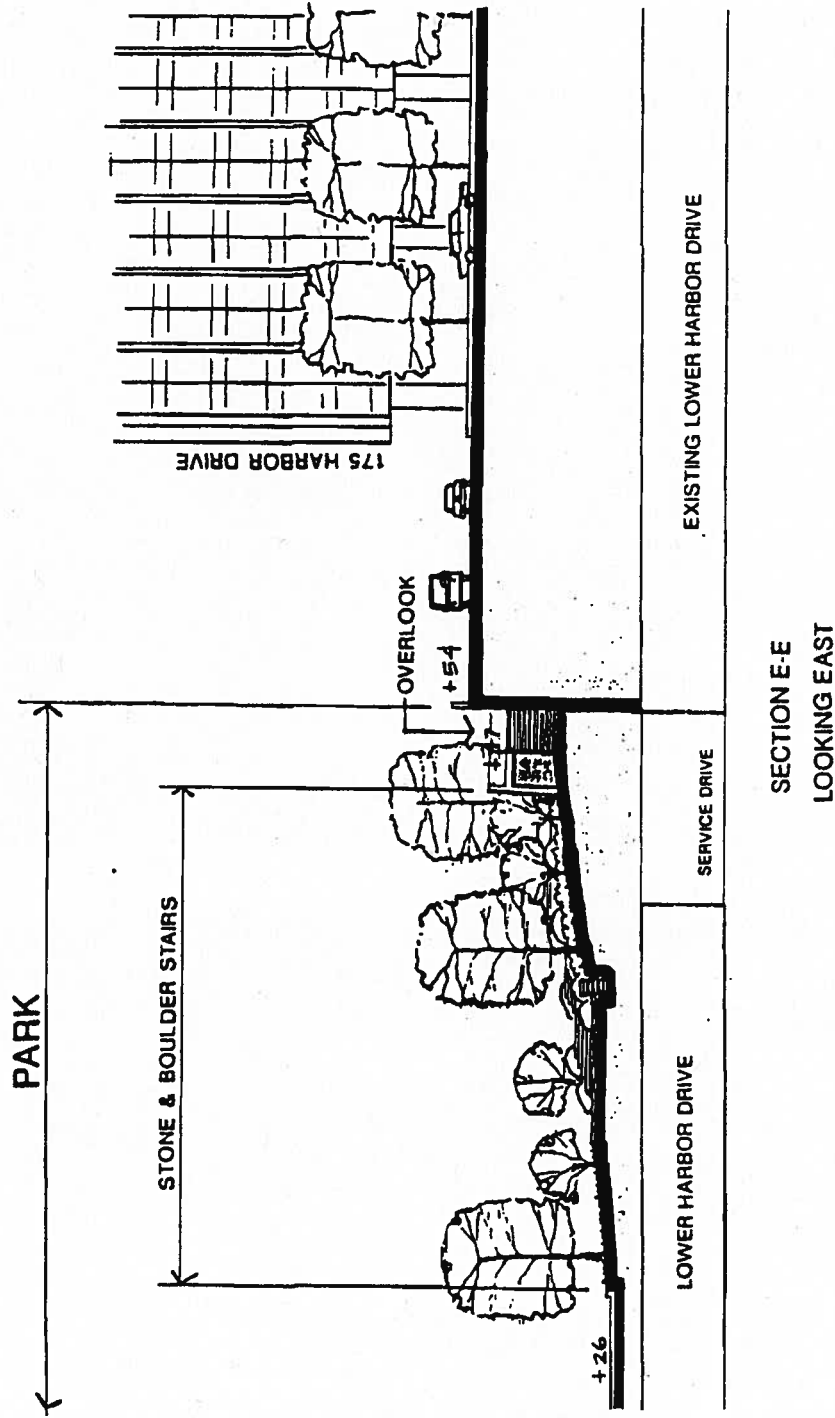


SECTION D-D
LOOKING EAST

ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

JANUARY 21, 1993

Cross Sections.
(Page 5 of 5)



SECTION E-E
LOOKING EAST

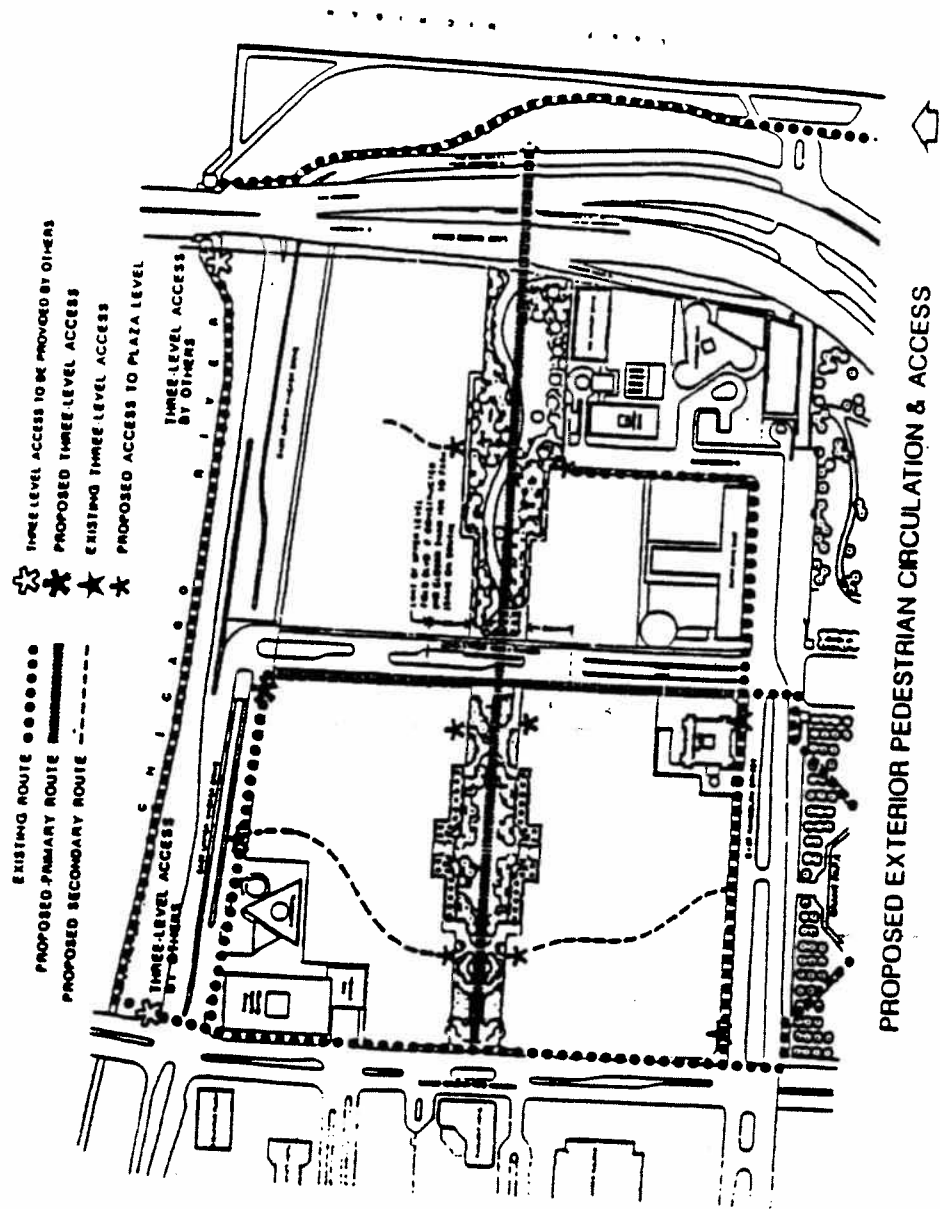
ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE
JANUARY 21, 1993

3/8/93

UNFINISHED BUSINESS

29967

Exterior Pedestrian Circulation And Access Map.



PROPOSED EXTERIOR PEDESTRIAN CIRCULATION & ACCESS

ILLINOIS CENTER PARK
APPLICANT: ILLINOIS CENTER PLAZA VENTURE

JANUARY 21, 1993

August 10, 1979

BY ALDERMAN NARDULLI (FOR RAY 27TH WARD):

Olive Branch Mission, Nos. 1047-1051 W. Madison Street—building inspection.

BY ALDERMAN HAGOPIAN (30TH WARD):

St. Joseph's Home for the Aged, No. 2650 N. Ridgeway Avenue—elevator inspection.

St. Stephan's Church, No. 1657 N. Karlov Avenue—boiler and fuel burning equipment inspection.

BY ALDERMAN MARCIN (35TH WARD):

Irving Park Baptist Church, No. 4401 W. Irving Park Road—boiler and fuel burning equipment inspection.

BY ALDERMAN LAURINO (39TH WARD):

Association of Jewish Blind, No. 3525 W. Foster Avenue—institutions and places of public assembly inspection.

Lydia Home Association, No. 4300 W. Irving Park Road—boiler and fuel burning equipment inspection.

BY ALDERMAN RITTENBERG (40TH WARD):

Swedish Covenant Hospital, No. 5145 N. California Avenue—electrical sign, driveway, elevator and building inspections (4).

BY ALDERMAN NATARUS (42ND WARD):

Northwestern Memorial Hospital, E. Superior Street and N. Fairbanks Court—mechanical ventilation inspection.

Northwestern University, No. 710 N. Lake Shore Drive—mechanical ventilation inspection.

Northwestern University Hospital, various locations—elevator and electrical sign inspections (2).

BY ALDERMAN OBERMAN (43RD WARD):

Moody Memorial Church, No. 1609 N. LaSalle Street—boiler and fuel burning equipment inspection.

BY ALDERMAN AXELROD (46TH WARD):

Columbus/Cuneo/Cabrini Medical Center, No. 800 W. Montrose Avenue—elevator inspection.

Frank Cuneo Hospital, No. 750 W. Montrose Avenue—elevator and unfired pressure vessel inspections (2).

Japanese American Service Committee, No. 4427 N. Clark Street—elevator inspection.

Louis A. Weiss Memorial Hospital, No. 4846 N. Marine Drive—boiler, fuel burning equipment and unfired pressure vessel inspection.

BY ALDERMAN SCHULTER (47TH WARD):

Sydney Forkosh Medical Center, No. 2544 W. Montrose Avenue—elevator inspection.

BY ALDERMAN VOLINI (48TH WARD):

Admiral Old Peoples Home of Chicago, No. 909 W. Foster Avenue—boiler and fuel burning equipment, elevator inspection and driveway inspections (2).

Self-Help Home for the Aged, No. 908 W. Argyle Avenue—elevator inspection.

Weiss Memorial Hospital (Silberman Residence), No. 4600 N. Clarendon Avenue—boiler and fuel burning equipment and elevator inspections (2).

BY ALDERMAN ORR (49TH WARD):

Wincrest Nursing Home, No. 6326 N. Winthrop Avenue—refrigeration systems inspection.

BY ALDERMAN STONE (50TH WARD):

Northwest Home for the Aged, No. 6300 N. California Avenue—maintenance and operating cost of private fire alarm box.

Cancellation of Existing Water Rates and for Exemption from Future Rates:

BY ALDERMAN VRDOLYAK (10TH WARD):

Chicago Regional Port District, No. 12800 S. Butler Drive, Lake Calumet Harbor.

BY ALDERMAN NARDULLI (26TH WARD):

Onward Neighborhood House, No. 600 N. Leavitt Street.

BY ALDERMAN AXELROD (46TH WARD):

Frank Cuneo Memorial Hospital, No. 750 W. Montrose Avenue.

Refund of Fees:

BY ALDERMAN PUCINSKI (41ST WARD):

Danish Old People's Home, No. 5656 N. Newcastle Avenue—building permit fee.

Edgebrook Community Church, No. 6736 N. Loleta Avenue—building permit fee.

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (July 11, 1979).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, July 11, 1979, at 10:00 A.M., signed by him as such City Clerk.

Alderman Nardulli moved to *Correct* said printed Official Journal as follows:

Page 569—right-hand column—twenty-sixth line from the bottom of the page—by inserting the name "Nardulli" immediately following the name "Marzullo".

Page 569—right-hand column—twenty-second line from the bottom of the page—by deleting the figure "42" and inserting in lieu thereof the figure "43".

The motion to *Correct* *Prevailed*.

Alderman Burke moved to *Approve* said printed Official Journal *as Corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

JOURNAL (March 1, 1979).

Alderman Vrdolyak moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Thursday, March 1, 1979, as follows:

Page 9680—by deleting the Generalized Land Use Plan and inserting in lieu thereof an Amended Generalized Land Use Plan.

[Amended Generalized Land Use Plan printed on page 685 of this Journal]

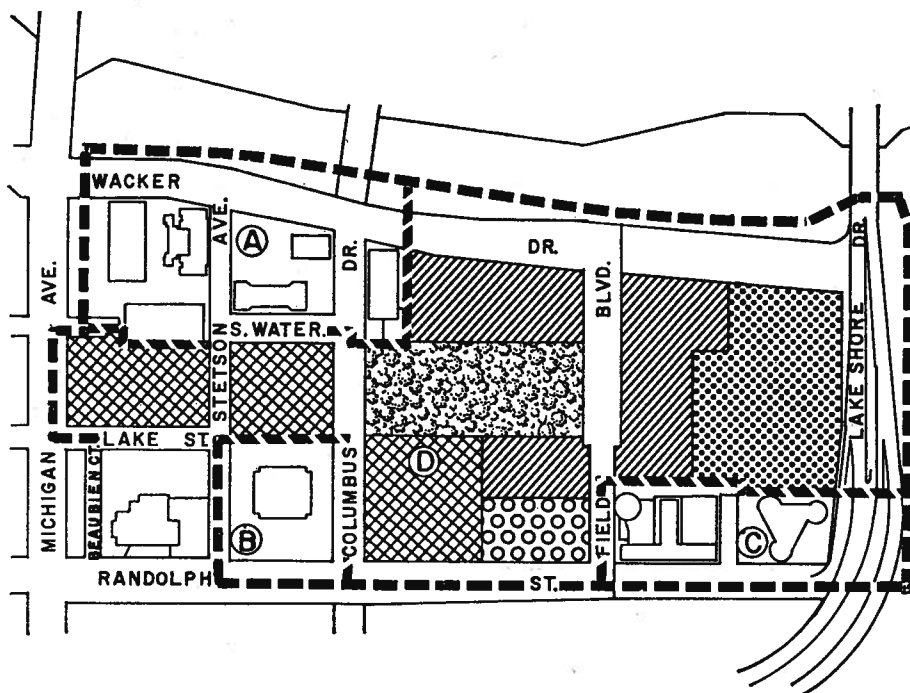
The motion to *Correct* *Prevailed*.

PDF

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)

GENERALIZED LAND USE PLAN



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

----- SUB AREA BOUNDARY

(A) SUB AREA IDENTIFICATION

APARTMENT,
RETAIL SALES AND SERVICE,
AND RELATED USES

HOTEL, OFFICE,
RETAIL SALES AND SERVICE,
AND RELATED USES

APARTMENTS, OFFICE,
APARTMENTS-OFFICE,
RETAIL SALES AND SERVICE,
AND RELATED USES

APARTMENTS, HOTEL, OFFICE,
RETAIL SALES AND SERVICE,
AND RELATED USES

RESERVED FOR ARCADE LEVEL
PUBLIC PARK AND ESPLANADE PARK

EXISTING BUILDING

NOTE: ANY VARIATION IN THE USE OF LAND AT THE UPPER LEVEL OTHER THAN NOTED ABOVE AND AS NOTED IN PARAGRAPH 1 OF THE USE AND BULK REGULATIONS AND DATA HEREWITH ATTACHED MAY BE ALLOWED PROVIDED IT IS WITHIN THE INTENT OF THIS PLAN OF DEVELOPMENT, SUBJECT TO THE REVIEW OF AND APPROVAL BY DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT. USES PERMITTED IN SUBAREAS A, B AND C ARE THE USES EXISTING AS OF NOVEMBER 1, 1978.



SCALE

APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO

DATE: OCTOBER 20, 1978

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of January 19, 1979, pages 9538-9539 recommending that the City Council pass four proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance, to reclassify particular areas.

Alderman Roti moved to *Concur In* the committee's recommendations and *each* of the four proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Barden, Shannon, Kellam, Kelley, Stemberk, Lipinski, Marzullo, Zydlo, Ray, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schuler, Volini, Stone—43.

Nays—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by:

the south Dock Line of the Chicago River as established by Ordinance passed August 15, 1952 and amended by Ordinance passed December 11, 1952, a line 3,095 feet east of the west line of N. Michigan Avenue; a line 140 feet south of the north line of E. Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of N. Michigan Avenue; the north line of E. Randolph Street; the east line of N. Stetson Street; the north line of E. Lake Street; N. Michigan Avenue; the north line of E. South Water Street; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to E. South Water Street; the east line of the alley next east of and parallel to N. Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to E. South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of E. South Water Street; a line 19.69 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of E. South Water Street; and a line 68.43 feet east of the east line of N. Beaubien Court, or the line thereof if extended where no street exists,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 9676-9685 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 6-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by:

W. 25th Place, S. Wallace Street, the alley next south of and parallel to W. 25th Place; and a line 275 feet west of S. Wallace Street

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made part thereof and to no others.

[Plan of Development printed on pages 9686-9690 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 9-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 9-G in area bounded by:

a line 48 feet north of and parallel to W. Melrose Street; the alley next east of and parallel to N. Lakewood Avenue; W. Melrose Street; and N. Lakewood Avenue

to those of an M1-2 Restricted Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 22-B.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 General Retail District symbols and indications as shown on Map No. 22-B in area bounded by:

a line 80 feet north of E. 90th Street; the alley next east of S. Commercial Avenue; E. 90th Street; and S. Commercial Avenue

to those of a B5-2 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PD
76

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED
(AIR RIGHTS)
PLAN OF DEVELOPMENT

STATEMENTS

1. The undeveloped area delineated herein as "Residential-Business Planned Development" is presently owned by the Illinois Central Gulf Railroad Company and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 11, 1971, and known as Trust No. 75802, of which Trust the Owner of the entire beneficial interest is M-P Joint Venture, which entity is composed of Prudential Insurance Company of America and Metropolitan Structures, an Illinois limited partnership. A contract to purchase portions of the property is presently outstanding in Illinois Center Plaza Venture, an Illinois limited partnership, composed of Illinois Center Corporation and Metropolitan Structures, an Illinois limited partnership, as the general partners. Illinois Center Plaza Venture has designated the Illinois Central Gulf Railroad Company as its agent to secure an Amended and Restated Planned Development Zoning Ordinance of the City of Chicago covering the entire area of undeveloped property as delineated herein.
2. This amended Planned Development Ordinance consists of these ten Statements and the following component elements: Property Line Map and Rights-of-Way Adjustments; Map of Existing Zoning and Preferential Street System; Generalized Land Use Plan; Maps Delineating Pedestrian Walkway System, Automobile Entrance Zones and Public Park Zone; and Planned Development Use and Bulk Regulations and Notes thereto.
3. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Planning, City and Community Development.

Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Planning, City and Community Development.
4. The Applicants or their respective successors, assignees, grantees, or devisees shall obtain all official reviews, approvals, or permits.
5. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way, as shown on the maps attached hereto and made a part hereof, shall require a separate submittal on behalf of the Illinois Central Gulf Railroad Company, or its successors, assignees, grantees, or devisees, and approved by the City Council.
6. No public way not heretofore proposed to be dedicated shall be constructed without application thereto first being made and approved by the Department of Public Works and Streets and Sanitation and shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago; there shall be no parking within such paved areas.

Fire lanes shall be a minimum of 20 feet and shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles only; there shall be no parking within such paved areas. The Applicant, or its successors, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. The Applicant or its successors, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

7. The major use of land will consist of the following at the approximately (+8') Grade Elevation Above City Datum (except where necessary to meet existing conditions):

Lower Level	(+ 8.0) - Illinois Central Gulf tracks and facilities, warehousing and storage, accessory parking for automobiles, accessory hotel uses, trucking, public esplanade park along the Chicago River. (Major service access level).
Interim Level	- Accessory parking for automobiles, accessory hotel uses.
Intermediate Level	(+26.0) - Accessory parking for automobiles, accessory hotel uses. (Vehicular access level).
Interim Level	- Accessory retail sales and service uses, accessory parking for automobiles, accessory hotel uses.
Arcade Level	- Major pedestrian walkways, public park, accessory retail sales and service uses, accessory parking for automobiles, accessory hotel uses.
Upper Level	(+53.0) - Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessory retail sales and service uses, related uses, minor pedestrian walkways. (Vehicular right-of-way and access.)

No advertising signs shall be permitted within the Planned Development area. Business signs at the Upper Level, affixed to the face of or recessed into the building or structure may be permitted within the Planned Development area subject to the review and approval of the Departments of Building and Planning, City and Community Development.



8. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance as follows: the Lower Level (track level) shall be in general conformity with the C3-7 Commercial-Manufacturing District classification; air rights elevations above the Lower Level shall be in general conformity with uses allowed in the B7-6 General Central Business District classification, and with all other regulations hereby made applicable thereto.
9. The height restriction of any building or any other appurtenance attached thereto shall be subject to:
- (a) height limitations as certified on Form FAA-117 or successor forms involving the same subject matter, and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
 - (b) airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.
10. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of Planning, City and Community Development.

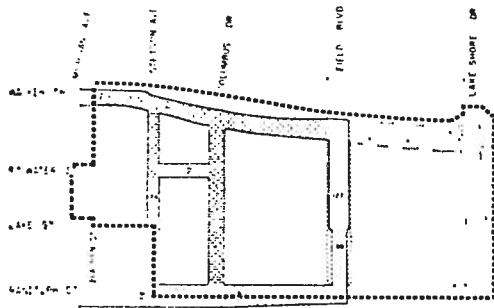
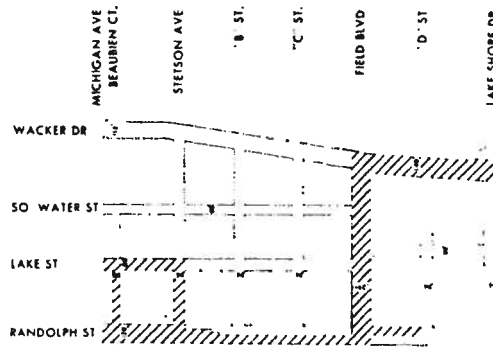
RESIDENTIAL – BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

(AIR RIGHTS)

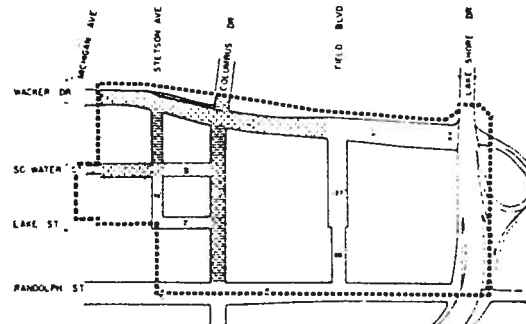
PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

LEGEND

-  RIGHTS OF WAY IN ACCORD WITH THE 1929 LAKE FRONT ORDINANCE
-  EXISTING RIGHTS OF WAY






UPPER LEVEL



INTERMEDIATE LEVEL

LEGEND

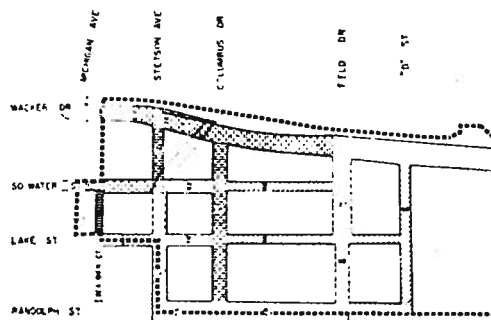
-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHTS OF WAY PROPOSED TO BE DEDICATED
-  RIGHTS OF WAY PROPOSED TO BE VACATED

EASEMENT FOR SUBWAY PURPOSES

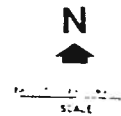
-  RESERVED FOR PUBLIC UTILITIES

-  RIGHTS OF WAY HERETOFORE DEDICATED

-  RIGHTS OF WAY HERETOFORE VACATED



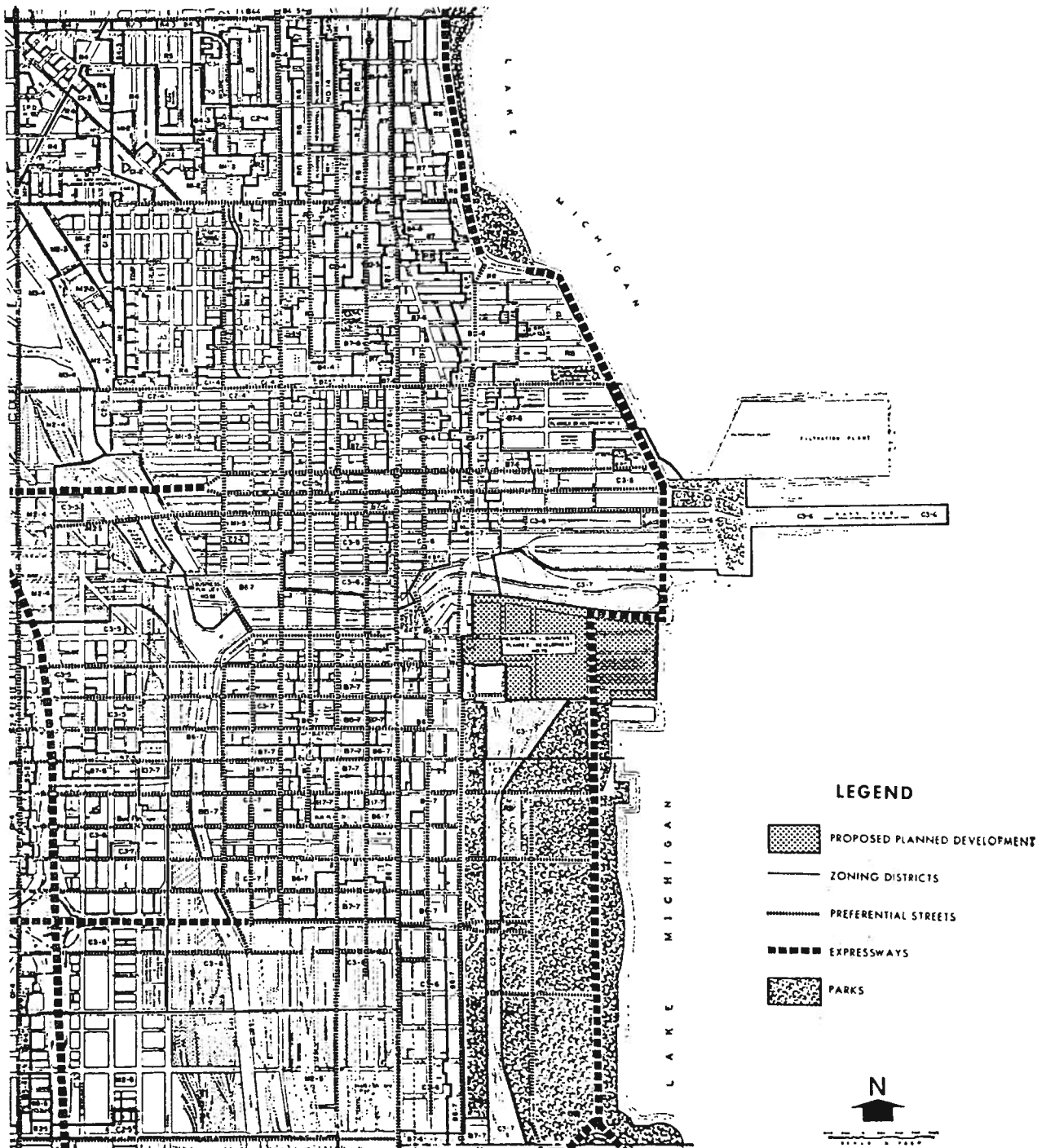
LOWER LEVEL



APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO. DATE: OCTOBER 20, 1978

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED (AIR RIGHTS)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



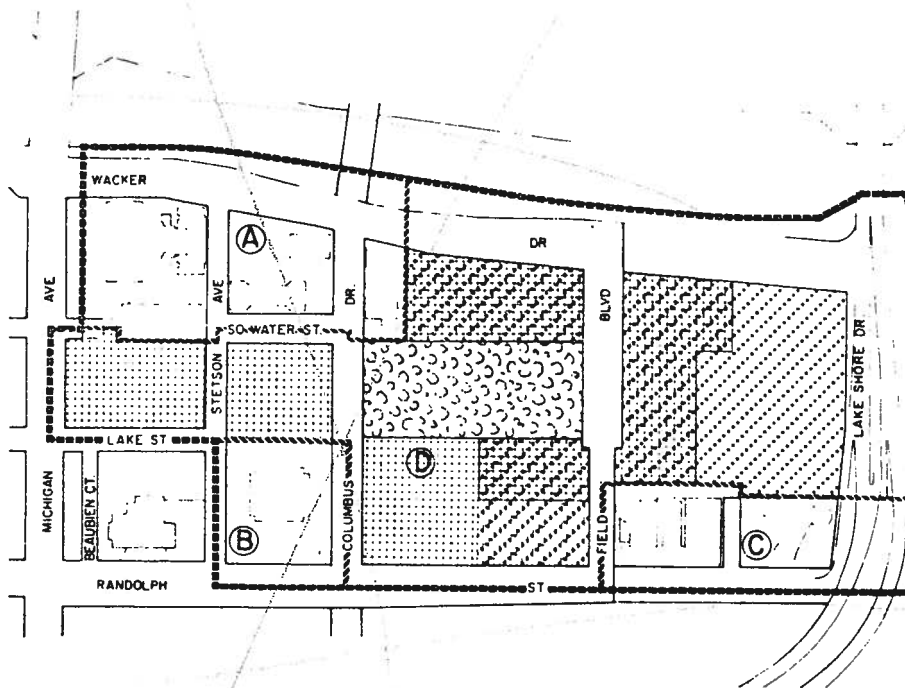
APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO.

DATE: OCTOBER 20, 1978

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED

AIR RIGHTS

GENERALIZED LAND USE PLAN



LEGEND

..... PLANNED DEVELOPMENT BOUNDARY
- - - - - SUB AREA BOUNDARY

(A) SUB AREA IDENTIFICATION

APARTMENT, RETAIL SALES AND SERVICE, AND RELATED USES

OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES

APARTMENTS, OFFICE, APARTMENTS OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES

APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES

RESERVED FOR ARCADE LEVEL PUBLIC PARK AND ESPLANADE PARK

EXISTING BUILDING

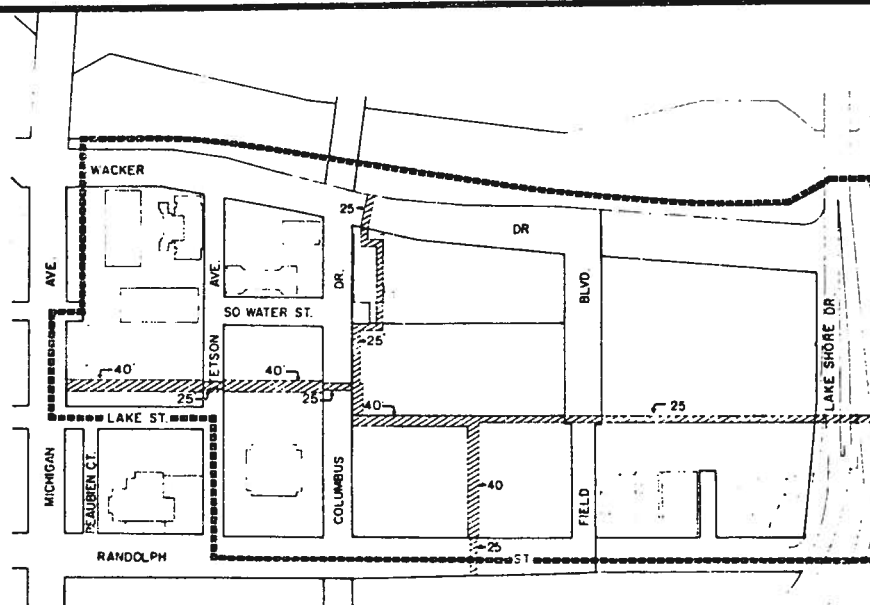
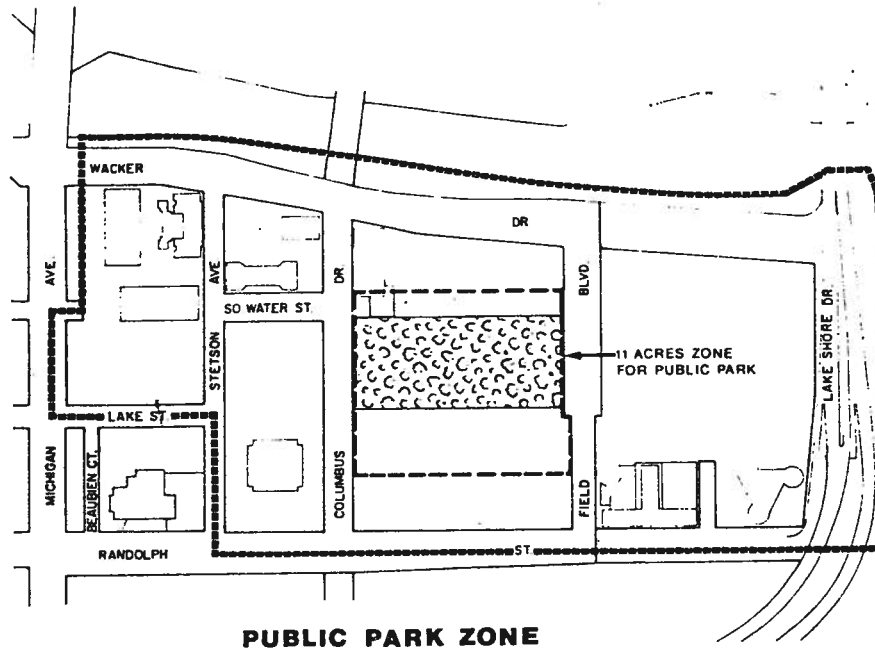
NOTE: ANY VARIATION IN THE USE OF LAND AT THE UPPER LEVEL OTHER THAN NOTED ABOVE AND IS NOTED IN PARAGRAPH 1 OF THE USE AND BULK REGULATIONS AND DATA HERewith ATTACHED MAY BE ALLOWED PROVIDED IT IS WITHIN THE INTENT OF THIS PLAN OF DEVELOPMENT. SUBJECT TO THE REVIEW OF AND APPROVAL BY DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT. USES PERMITTED IN SUBAREAS A, B AND C ARE THE USES EXISTING AS OF NOVEMBER 1, 1978.



SCALE

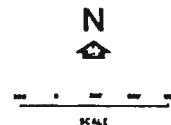
APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO. DATE: OCTOBER 20, 1978

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
NO. 70, AS AMENDED
(AIR RIGHTS)**



PEDESTRIAN WALKWAY SYSTEM

PEDESTRIAN WALKWAY

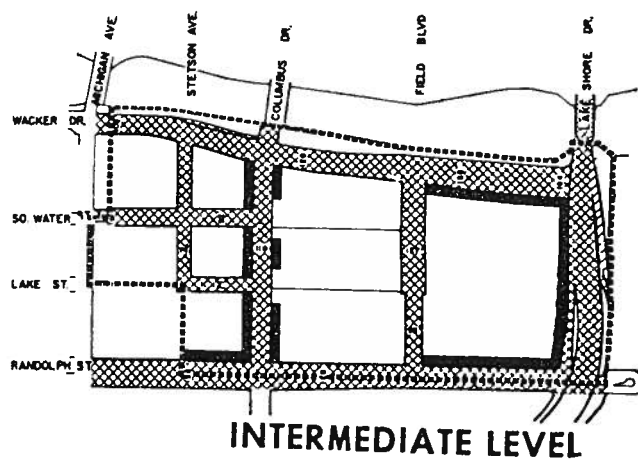
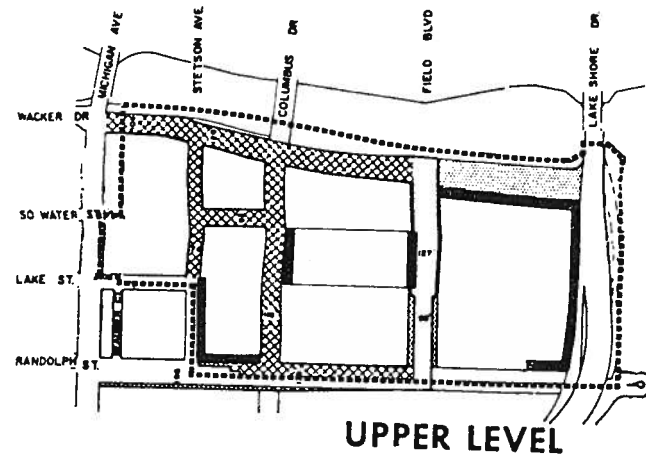


APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO.

DATE: OCTOBER 20, 1978

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED AIR RIGHTS

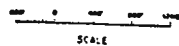
AUTOMOBILE ENTRANCE ZONES



LEGEND



BLACK LINE INDICATES PROHIBITED
DRIVEWAY ENTRANCE ZONES



APPLICANT: ILLINOIS CENTRAL GULF RAILROAD CO.

DATE: OCTOBER 20, 1978

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED
(AIR RIGHTS)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB AREA	NET DEVELOPABLE AREA		MAXIMUM F.A.R.	SQ. FT. BUILT OR UNDER CONSTRUCTION	BUILT DWELLING UNITS	PER CENT COVERAGE
	SQ. FT.	ACRES				
A.	369,420	8.48	11.95	4,412,983	1,572.5	41%
B.	136,157	3.13	19.82	2,698,308		25%
C.	194,292	4.46	10.31	2,004,028	1,682	25%
D.	1,577,381	36.21	14.43			57%
TOTALS	2,277,250	52.28	14.0			50%

SUB AREAS A, B, & C, HAVE BEEN COMPLETED AS RECORDED ABOVE

NOTES TO RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 70, AS AMENDED.

1. Summary of major land use at approximate (+8') grade elevations above City Datum (except where necessary to meet existing conditions):

Lower Level (+ 8.0) - Illinois Central Gulf tracks and facilities, warehousing and storage, accessory parking for automobiles, accessory hotel uses, trucking, public esplanade park along the Chicago River. (Major service access level.)

Interim Level - Accessory parking for automobiles, accessory hotel uses.

Intermediate Level (+26.0) - Accessory parking for automobiles, accessory hotel uses. (Vehicular access level.)

Interim Level - Accessory retail sales and service uses, accessory parking for automobiles, accessory hotel uses.

Arcade Level

Major pedestrian walkways, public park, accessory retail sales and service uses, accessory parking for automobiles, accessory hotel uses.

APPLICANT: Illinois Central
Gulf R.R. Co.

DATE: October 20, 1978

Upper Level (+53.0) - Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessory retail sales and service uses, related uses, minor pedestrian walkways. (Vehicular right of way and access.

Townhouses and any land use accessory to a principal use at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Planning, City and Community Development. Public utility and public service uses necessary to serve the development at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Planning, City and Community Development.

2. Gross Site Area at Upper Level = Net Site Area (52.29 Acres) + Area reserved for public purposes (9.86 Acres) + Area of Public Streets at Upper Level (22.22 Acres) = 84.37 Acres.

Minimum Off-Street Loading Requirements shall be in accord with the R8 and B7-6 Zoning Districts of the Chicago Zoning Ordinance - Location, Number and Size Subject to the Review of the Department of Streets and Sanitation and Approval by the Department of Planning, City and Community Development.

Minimum Periphery Setbacks from public streets at Upper Level: 20'-0"
 Minimum Distance Between Building Faces at Upper Level: 80'-0"
 Minimum Distance Between Building Corners or Building Face-to-Corner at Upper Level: 60'-0"

Periphery Setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Planning, City and Community Development. However, the development of any City and Community Development. However, the development of any parcel of property shall require the first story of any structure above grade at Upper Level to be set back at least 20 feet from the curb line for the entire frontage adjoining a public street and that this area shall be suitably paved and landscaped and otherwise unobstructed except for columns or piers supporting the upper stories of the structure.

3. For the purpose of this Planned Development, the "Net Developable Area" shall be the net site area at the Upper Level, as referred to herein, or at the equivalent Grade Elevation of approximately +53.0' above City Datum, at which level private development may be permitted, unless otherwise permitted below such level as referred to above in the Summary of Major Land Use.

For the purpose of this Planned Development, efficiency units shall not constitute more than 30% of the number of residential units subject to the review and approval by the Department of Planning, City and Community Development.

A maximum of 400,000 square feet of warehousing and storage space may be allowed at the Lower Level (track level) only, in accord with the C3-7 zoning district of the Chicago Zoning Ordinance, subject to the approval of the Department of Planning, City and Community Development.

4. A hotel room shall be equal to 0.5 dwelling unit, or the net square feet per hotel room shall be calculated in terms of permissible office area, subject to the approval by the Department of Planning, City and Community Development. The permissible number of hotel rooms for the net developable area shall not exceed 5,500 rooms. Ballrooms, meeting rooms, exhibition space and eating facilities shall be deemed "accessory hotel uses" and shall be charged against office or retail use.

For the purpose of this Planned Development, the "Major Pedestrian Walkway" shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet (or lower as required by street conditions) and a width of 40 feet or 25 feet, designed to accommodate pedestrian accessibility at the Arcade Level as described and shown on the Pedestrian Walkway System plan herewith attached. It shall be the responsibility of the applicant to provide continuous major pedestrian walkways at Arcade Level as referred to herein, subject to the review of the Department of Public Works and approval by the Department of Planning, City and Community Development.

An area to be reserved for public school purposes shall be located in a structure with access by walkway to the public park; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approval by the Department of Planning, City and Community Development.

An area to be reserved for fire station purposes shall be located at Upper Level in a structure fronting on Columbus Drive opposite South Water Street; the location, design and specifications subject to the review and approval of the Fire Department and the City Architect, and approval by the Department of Planning, City and Community Development.

5. Maximum Allowable Floor Area Ratio for "Net Developable Area"; 14.0
Maximum Allowable Percent of Land Coverage for "Net Developable Area"
shall be:

- I. East of Stetson Avenue
 - 50% between the Upper Level and +30 feet above the upper Level (60% on a single parcel).
 - 40% above + 30 feet above the Upper Level.
- II. West of Stetson Avenue
 - 80% between the Upper Level and +75 feet above the Upper Level.
 - 60% above +75 feet above the Upper Level.

Base Development of Office Space for "Net Development Area":	9,800,000 sq. ft.
Base Development of Retail Sales and Service for "Net Developable Area":	1,325,000 sq. ft.
Base Development of Residential Units for "Net Developable Area":	17,500 units

The above noted regulations regarding Maximum Allowable Floor Area Ratio and Percent of Land Coverage relate to the ultimate development within the "Net Developable Area" and are not variable by the Department of Planning, City and Community Development; interim development may exceed these allowable maximums subject to the approval of the Department of Planning, City and Community Development.

6. Minimum Number of Off-Street Parking Spaces for Private Passengers' Automobiles:
- A. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or
 - (i) if a residential use, within 500 feet walking distance, or
 - (ii) if a non-residential use, within 1,000 feet walking distance of the main entrance to the use served.
 - B. For an office building, one parking space shall be provided for each 3,500 square feet.
 - C. Except that for a hotel, one parking space shall be provided for each three rooms.
 - D. Except that for a building or structure which is designed or intended for residential use, the parking spaces shall equal 55% of the number of dwelling units (including efficiency units).
 - E. Entrance and exit to accessory automobile parking as shown on the Automobile Entrance Zones plan.
 - F. The location, geometrics and operation of all interior or local ramps adjoining any structure at Upper Level shall be subject to the review of the Department of Streets and Sanitation and approval by the Department of Planning, City and Community Development.
7. Subject to the review and approval by the Department of Planning, City and Community Development, the levels and areas of the Public Park may be located as shown on the Public Park Zone plan.
8. No permit shall be issued for any development until such time as the applicant for permit produces evidence that construction of public improvements have been completed, are under construction or are under contract for construction, or that adequate access can be provided, all as certified to by the Department of Public Works and approved by the Department of Planning, City and Community Development. The applicant may reduce the base development of residential units by 30% and may increase the base development of office space by 1,000 square feet of gross office space for each residential unit so reduced. Subject to the review and approval of the Department of Planning, City and Community Development, the applicant may reduce the base development of residential units by an additional 10% and may increase the base development of office space by 1,000 square feet of gross space for each residential unit so reduced. Applicant shall endeavor to develop proportionately the uses allowed under the ordinance.

September 17, 1969

BY ALDERMAN BRANDT (33RD WARD):

St. Luke's Lutheran Church of Logan Square, No. 2645 N. Francisco Avenue—renovation and remodeling of existing parsonage building, all electrical work and use of water in conjunction therewith.

License Fee Exemptions for Homes, Hospitals, Day Care Centers, Etc.:

BY ALDERMAN LAURINO (39TH WARD):

Lutheran Welfare Services of Illinois, No. 364 W. Oak Street.

Cancellation of Warrants for Collection:

BY ALDERMAN FITZPATRICK (19TH WARD):

The Washington and Jane Smith Home, No. 11335 S. Western Avenue—fuel burning equipment inspection.

BY ALDERMAN KUTA (23RD WARD):

Crawford Bible Church, No. 4153 W. 31st Street—sign inspection.

BY ALDERMAN KEANE (31ST WARD):

Park View Home, No. 1401 N. California Avenue—refrigeration inspection.

BY ALDERMAN LAURINO (39TH WARD):

Basilica of Queen of All Saints, No. 6280 N. Sauganash Avenue—elevator inspection.

Lutheran Welfare Services of Illinois Thrift Shop, No. 3031 N. Central Avenue—mechanical ventilation system inspection.

BY ALDERMAN SINGER (44TH WARD):

Second Church of Christ Scientist, No. 2700 N. Pine Grove Avenue—elevator inspection and maintenance of two (2) "No Parking" signs.

BY ALDERMAN HOELLEN (47TH WARD):

Bethany Church, No. 5030 N. Ashland Avenue—sign inspection.

Cancellation of Existing Water Rates and for Exemption from Future Rates:

BY ALDERMAN COLLINS (24TH WARD):

Nancy T. Robinson, No. 12645 S. Manistee Avenue, owner, for premises located at No. 1227 S. Christiana Avenue.

Waiving of Fees:

BY ALDERMAN SINGER (44TH WARD):

McCormick Theological Seminary, No. 800 W. Belden Avenue—installation and maintenance of four (4) "No Parking" signs.

BY ALDERMAN SPERLING (50TH WARD):

Temple Menorah, No. 2800 W. Sherwin Avenue—installation and maintenance of two (2) "No Parking" signs.

UNFINISHED BUSINESS.

PD 70

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 1-E.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on September 5, 1969, page 6018, recommending that the City Council pass a proposed ordinance transmitted with the committee's report [Proposed ordinance printed in Committee Pamphlet No. 16].

Alderman Metcalfe moved to concur in the committee's recommendation and pass said proposed ordinance. The motion Prevailed and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Metcalfe, Holman, Bohling, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Aiello, Casey, Cullerton, Laurino, Scholl, Fried, Fifielski, Kerwin, O'Rourke, Sperling—40.

Nays—Aldermen Rayner, Cousins, Simon, McCutcheon, Singer, Hoellen—6.

Alderman Campbell moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance

be amended by changing all the C3-7 Commercial Manufacturing District Symbols and indications as shown on Map No. 1-E in the area bounded by;

The south Dock Line of the Chicago River as established by Ordinance passed August 15, 1952 and amended by Ordinance passed December 11, 1952; a line 3,095 feet east of the west line of N. Michigan Avenue; a line 140 feet south of the north line of E. Randolph Street, or the line thereof if extended where no street exists; a line 2,022 feet east of the west line of N. Michigan Avenue; the north line of E. Randolph Street; the east line of N. Stetson Street; the north line of E. Lake Street; the east line of N. Beaubien Court; the north line of E. South Water Street; a line 55.53 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; the south line of the alley next north of and parallel to E. South Water Street; the east line of the alley next east of and parallel to N. Michigan Avenue; a line 138.74 feet north of the north line of the alley next north of and parallel to E. South Water Street, or the line thereof if extended where no alley exists; a line 55.53 feet west of the east line of N. Beaubien Court or the line thereof if extended where no street exists; a line 428.773 feet north of the north line of E. South Water Street; a line 19.69 feet west of the east line of N. Beaubien Court, or the line thereof if extended where no street exists; a line 468.819 feet north of E. South Water Street; and a line 68.43 feet east of the east line of N. Beaubien Court, or the line thereof if extended where no street exists,

to the designation of a Residential-Business Plan-

ned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development attached to this ordinance printed on pages 6120A to 6120F of this Journal]

1969 Amendatory Lake Front Ordinance.

On motion of Alderman Keane the City Council took up for consideration the report of the Committee on Finance deferred and published on September 5, 1969, pages 6013-6014, recommending that the City Council pass a proposed ordinance transmitted with the committee's report to authorize the 1969 Amendatory Lake Front Ordinance [Proposed ordinance printed in Committee Pamphlet No. 16].

Alderman Keane moved to concur in the committee's recommendation and pass said proposed ordinance. The motion prevailed and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Metcalfe, Holman, Bohling, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Kraska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Aiello, Casey, Cullerton, Laurino, Scholl, Fried, Fifielski, Kerwin, O'Rourke, Sperling—40.

Nays—Aldermen Rayner, Cousins, Simon, McCutcheon, Singer, Hoellen—6.

Alderman Campbell moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

AN ORDINANCE

Amending an ordinance entitled "An Ordinance for the establishment of Harbor District Number Three; the construction by the Illinois Central Railroad Company of a new passenger station; electrification of certain of the lines of the Illinois Central and Michigan Central Railroad Companies within the City; and the Development of the Lake Front", passed by the City Council of the City of Chicago on July 21, 1919, appearing in the printed Journal of the Proceedings of the City Council of that date at pages 969 to 1001, approved July 31, 1919, as amended, and further amending an ordinance passed on October 24, 1929, appearing in said Journal of the Proceedings of the City Council of that date at pages 1321 to 1350, as amended; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

DIVISION I.

GENERAL PROVISIONS.

Preamble.

Section 1. 1969 Amendatory Lake Front Ordinance.

Section 2. Definitions.

- a. City of Chicago.
- b. Illinois Central Railroad Company.

- c. Chicago Park District.
- d. 1969 Amendatory Lake Front Ordinance.
- e. Lake Front Ordinance.
- f. 1929 Lake Front Ordinance.
- g. Randolph Street Terminal Property.
- h. Upper Level.
- i. Arcade Level.
- j. Intermediate Level.
- k. Lower Level.
- l. Nominal.
- m. Public Utilities.

Preamble.

This Division I contains the general introductory Ordinance language identifying the ordinances intended to be amended by this 1969 Amendatory Lake Front Ordinance and contains a list of definitions which will be of assistance in identifying and interpreting the objects and subject matter of this Amendatory Ordinance.

SECTION 1. An Ordinance passed by the City Council of the City of Chicago on July 21, 1919, approved July 31, 1919, and appearing in the printed Journal of the Proceedings of the City Council of that date, as pages 969 to 1001, as amended, and an Ordinance passed by the City Council of the City of Chicago on October 24, 1929, as amended, providing for the Development of the Lake Front of the City of Chicago, particularly that area known as the "Randolph Street Terminal Property" as hereinafter defined, appearing in the printed Journal of the Proceedings of the City Council of that date, at pages 1321 to 1350, are hereby further amended as follows:

SECTION 2. Definition of General Terms.

a. Whenever used in this Amendatory Ordinance, the term "City of Chicago" means the City of Chicago, a municipal corporation, duly organized under the laws of the State of Illinois.

b. Whenever used in this Amendatory Ordinance, the term "Illinois Central Railroad Company" means the Illinois Central Railroad Company, a corporation duly organized under the laws of the State of Illinois.

c. Whenever used in this Amendatory Ordinance, the term "Chicago Park District" means a body politic and corporate organized under the laws of the State of Illinois.

d. Whenever used in this Amendatory Ordinance, the term "This 1969 Amendatory Lake Front Ordinance" and the term "This Amendatory Ordinance" shall be synonymous and shall mean this ordinance amending the ordinances set forth in Sections 1 and 27 hereof.

e. Whenever used in this Amendatory Ordinance, the term "Lake Front Ordinance" means that ordinance passed by the City Council of the City of Chicago on July 21, 1919, approved July 31, 1919, as amended, and appearing in the printed Journal of the Proceedings of the City Council of Chicago of that date, at pages 969 to 1001.

f. Whenever used in this Amendatory Ordinance, the term "1929 Lake Front Ordinance" means that ordinance passed by the City Council of the City of Chicago on October 24, 1929, as amended, and appearing in the printed Journal of the Proceedings of the City Council of that date, at pages 1321 to 1350.

g. Whenever used in this Amendatory Ordinance the term "Randolph Street Terminal Pro-

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is presently owned by the Illinois Central Railroad Company except as otherwise set forth immediately hereafter. Options to purchase portions of the property are presently outstanding in Prudential Insurance Company of America, Illinois Center Corporation, Metropolitan Structures, Inc., Interstate Investments, Inc., and the Jupiter Corporation. Portions of the property are owned by Randolph-Outer Drive East Venture, a Partnership, and American National Bank and Trust Company of Chicago as Trustee under Trust No. 25421, dated October 31, 1967, of which Metropolitan Structures, an Illinois limited partnership, is beneficiary. A portion of the property is the subject of a contract to purchase held by Standard Oil Company of Indiana. Each of the foregoing parties has designated the Illinois Central Railroad Company as its agent to secure a Planned Development zoning ordinance of the City of Chicago covering the entire area of property known as the Randolph Terminal Properties Area.
2. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
3. The applicant Illinois Central Railroad Company or its successors, heirs, assignees, grantees, or devisees shall obtain all official reviews, approvals, or permits.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights of way, as shown on the maps attached hereto and made a part hereof, shall require a separate submittal on behalf of the Illinois Central Railroad Company, or its successors, heirs, assignees, grantees, or devisees, and approval by the City Council.
5. No public way not heretofore proposed to be dedicated shall be constructed without application thereto first being made and approved by the Departments of Public Works and Streets and Sanitation and shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago; there shall be no parking within such paved areas.

Fire lanes shall be a minimum of 20 feet and shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles only; there shall be no parking within such paved areas. The applicant, or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. The applicant or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

6. The major use of land will consist of the following at the approximate ($\pm 8'$) Grade Elevations Above City Datum (except where necessary to meet existing conditions):

Lower Level	(+ 8.0)	- Illinois Central tracks and facilities, warehousing and storage, accessory parking for automobiles, trucking, public esplanade park along the Chicago River. [Major service access level]
Interim Level		- Accessory parking for automobiles.
Intermediate Level	(+26.0)	- Accessory parking for automobiles. [Major vehicular access level]
Interim Level		- Accessory retail sales and service uses, accessory parking for automobiles.
Arcade Level		- Major pedestrian walkways, public park, accessory retail sales and service uses, accessory parking for automobiles.
Upper Level	(+53.0)	- Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessory retail sales and service uses, related uses, minor pedestrian walkways. [Limited vehicular right of way and access]

No advertising signs shall be permitted within the Planned Development area. Business signs at the Upper Level, affixed to the face of or recessed into the building or structure, may be permitted within the Planned Development area subject to the review and approval by the Departments of Buildings and Development and Planning.
7. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance as follows: the Lower Level (track level) shall be in general conformity with the C3-7 Commercial-Manufacturing District classification; air rights elevations above the Lower Level shall be in general conformity with uses allowed in the B7-6 General Central Business District classification, and with all other regulations hereby made applicable thereto.
8. The height restriction of any building or any other appurtenance attached thereto shall be subject to:
 - a) height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
 - b) airport zoning regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law, and approved by the City Council.
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments" as promulgated by the Commissioner of Development and Planning.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)



PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

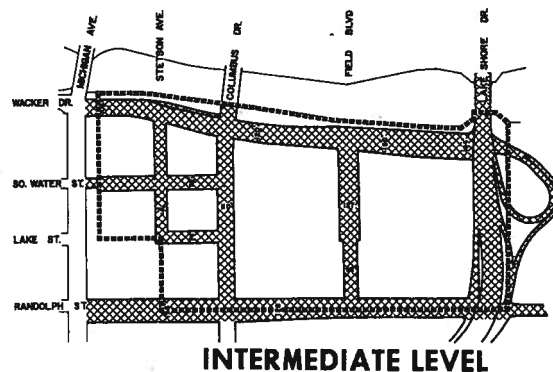
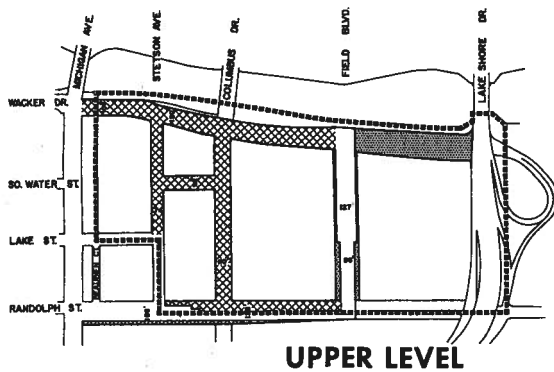
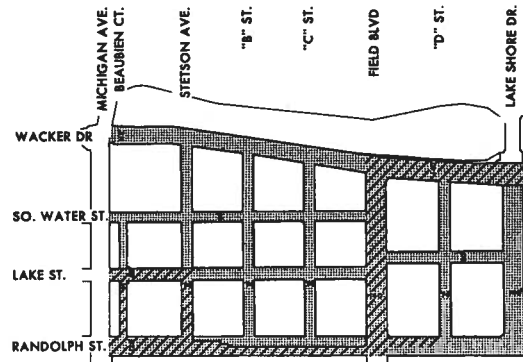
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JOURNAL—CITY COUNCIL—CHICAGO






September 17, 1969

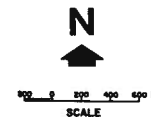
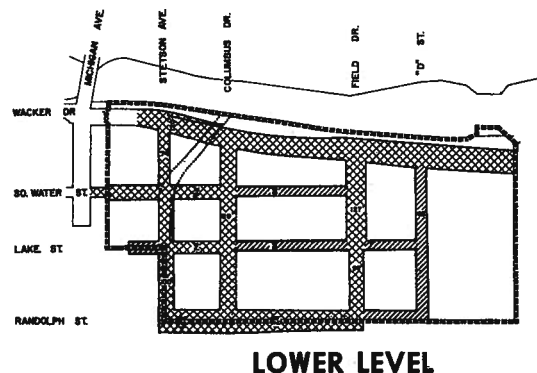
LEGEND

-  RIGHTS OF WAY IN ACCORD WITH THE 1929 LAKE FRONT ORDINANCE
-  EXISTING RIGHTS OF WAY



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHTS OF WAY PROPOSED TO BE DEDICATED
-  RIGHTS OF WAY PROPOSED TO BE VACATED
-  EASEMENT FOR SUBWAY PURPOSES
-  RESERVED FOR PUBLIC UTILITIES



APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

DATE: JULY 29, 1969

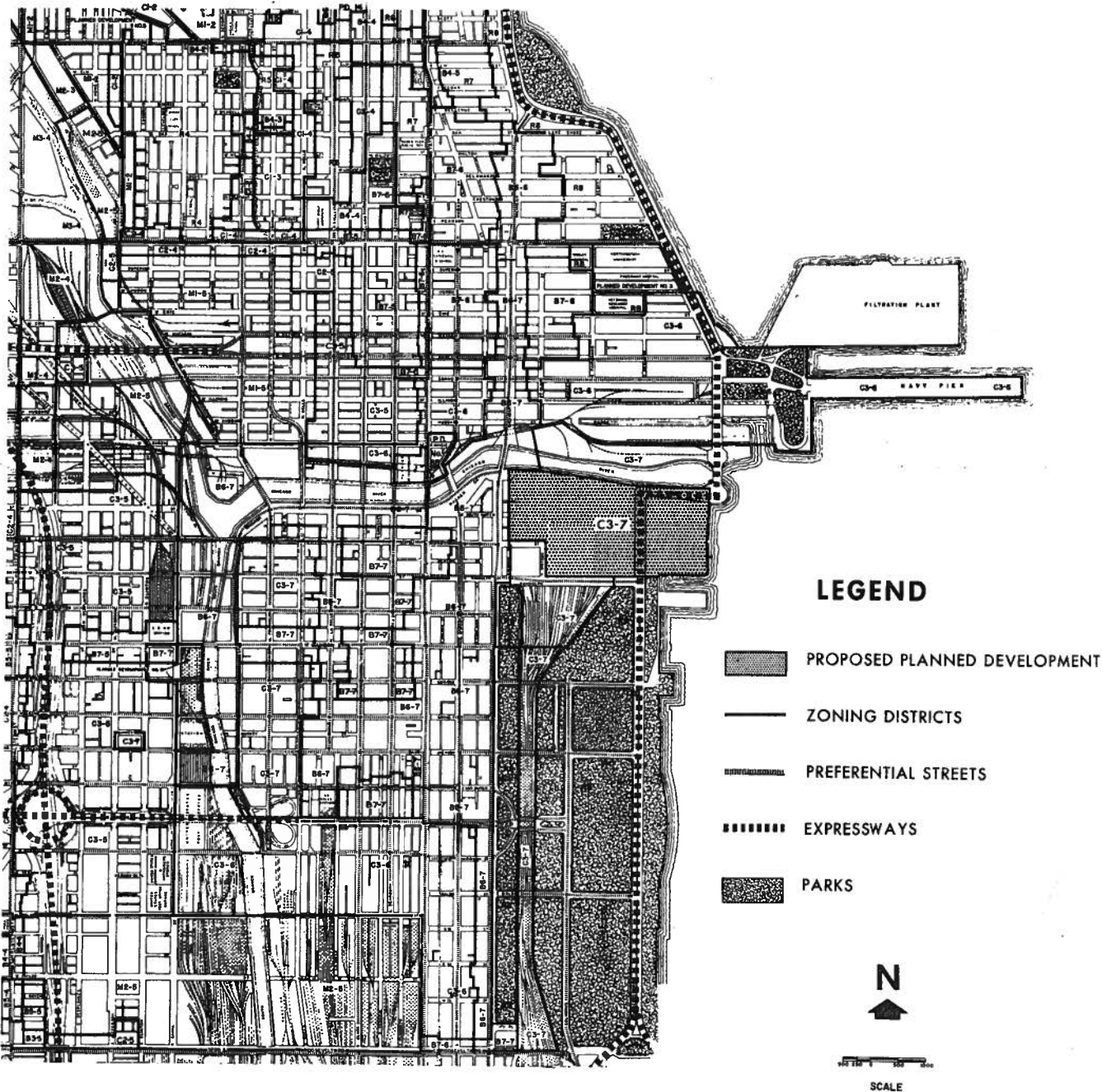
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

6120C

JOURNAL—CITY COUNCIL—CHICAGO

September 17, 1969



APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

DATE: JULY 29, 1969

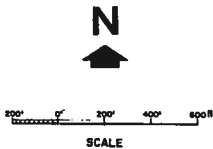
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)

GENERALIZED LAND USE PLAN

6120D

JOURNAL-CITY COUNCIL-CHICAGO

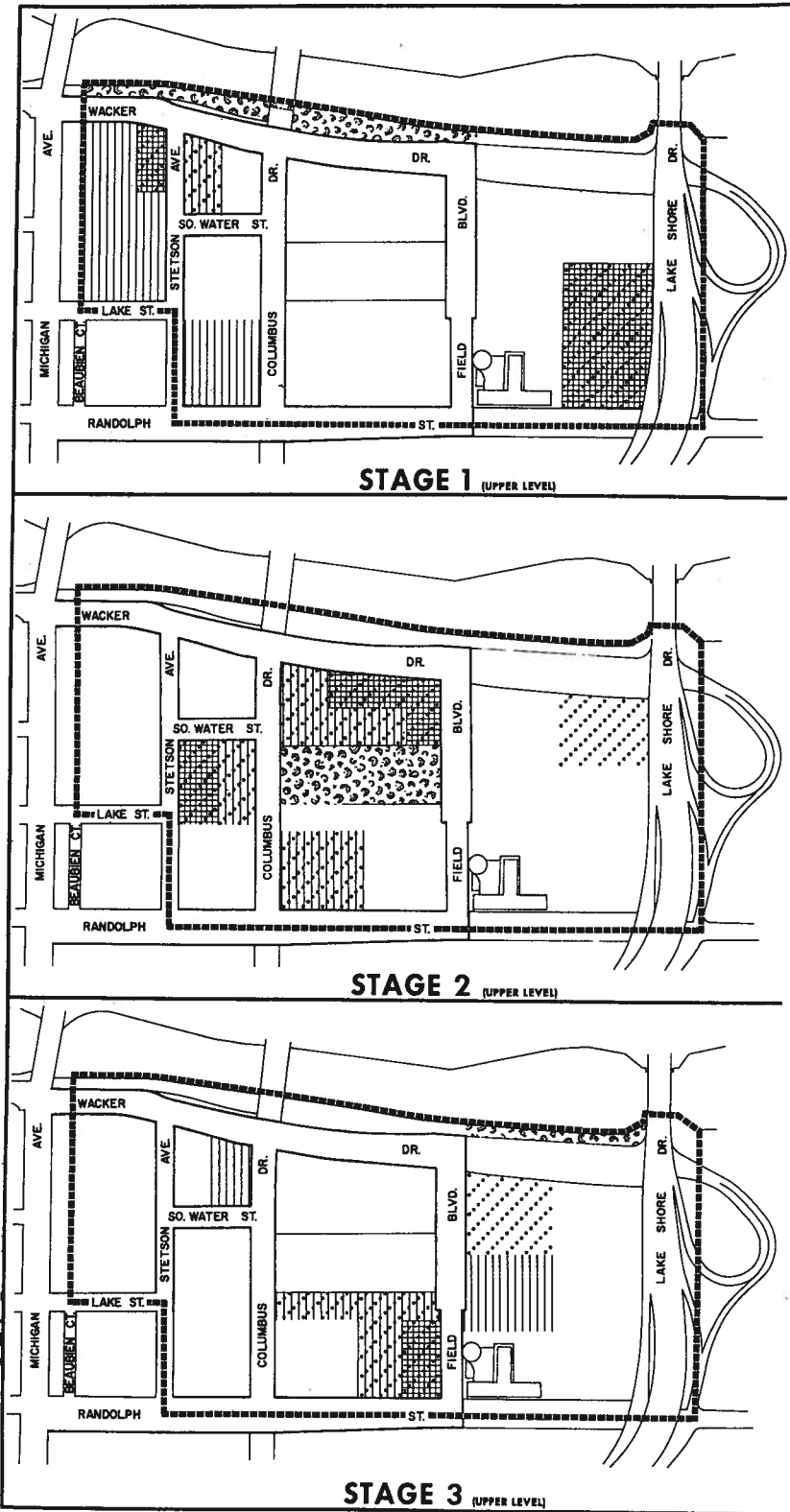
September 17, 1969



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- APARTMENT, RETAIL SALES AND SERVICE, AND RELATED USES
- OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, OFFICE, APARTMENTS-OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE, AND RELATED USES
- RESERVED FOR ARCADE LEVEL PUBLIC PARK AND ESPLANADE PARK
- EXISTING BUILDING

NOTE: Any variation in the use of land in the Upper Level shall be subject to the review and approval of the Department of Development and Planning.



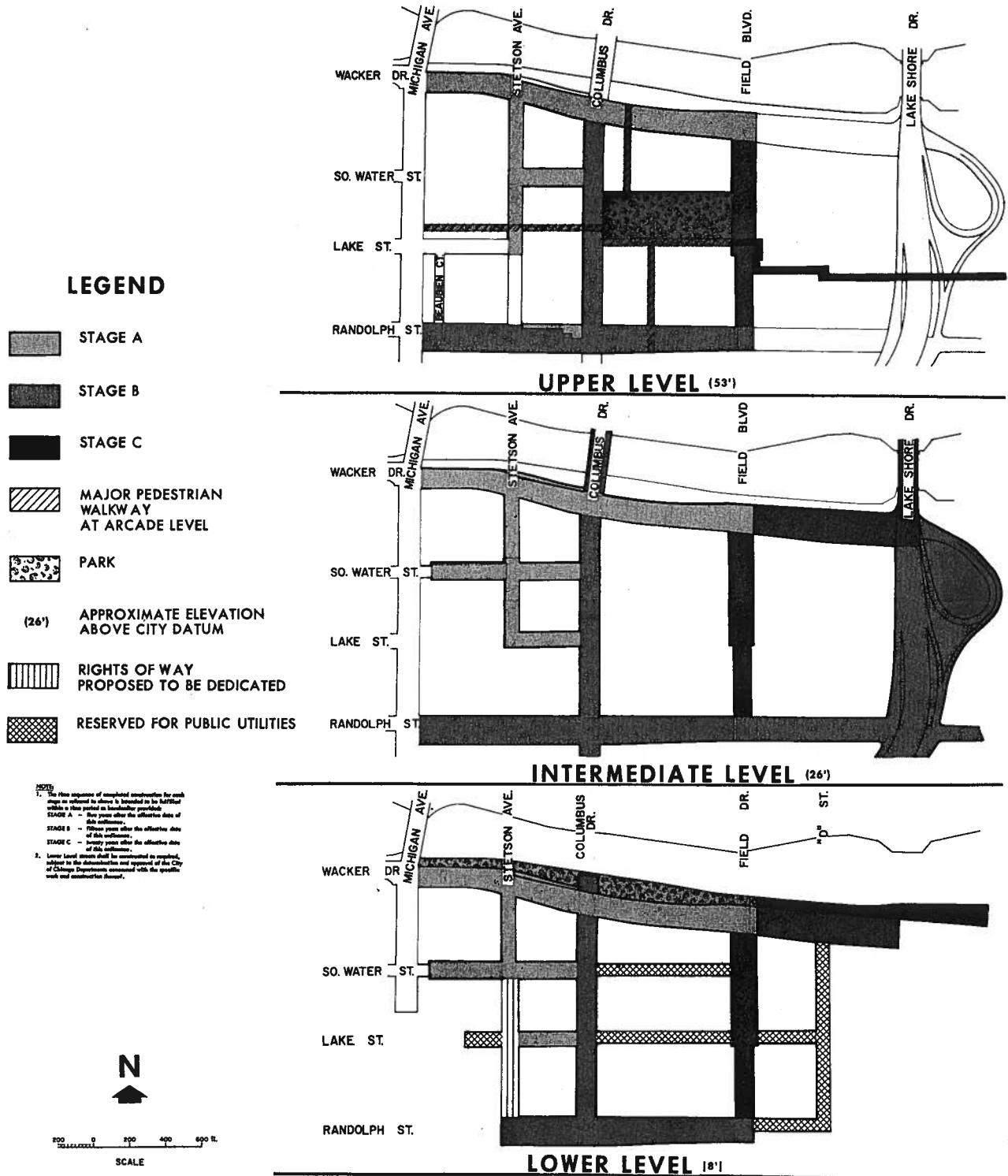
APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS) GENERALIZED STAGING PLAN FOR CAPITAL IMPROVEMENTS

6120E

JOURNAL—CITY COUNCIL—CHICAGO

September 17, 1969



APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

DATE: JULY 29, 1969

80

PG. 612 -

January 9-17-69

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT N o. 70
(AIR RIGHTS)

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is presently owned by the Illinois Central Railroad Company except as otherwise set forth immediately hereafter. Options to purchase portions of the property are presently outstanding in Prudential Insurance Company of America, Illinois Center Corporation, Metropolitan Structures, Inc., Interstate Investments, Inc., and the Jupiter Corporation. Portions of the property are owned by Randolph-Outer Drive East Venture, a Partnership, and American National Bank and Trust Company of Chicago as Trustee under Trust No. 25421, dated October 31, 1967, of which Metropolitan Structures, an Illinois limited partnership, is beneficiary. A portion of the property is the subject of a contract to purchase held by Standard Oil Company of Indiana. Each of the foregoing parties has designated the Illinois Central Railroad Company as its agent to secure a Planned Development zoning ordinance of the City of Chicago covering the entire area of property known as the Randolph Terminal Properties Area.
2. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
4. The applicant Illinois Central Railroad Company or its successors, heirs, assignees, grantees, or devisees shall obtain all official reviews, approvals, or permits.
5. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights of way, as shown on the maps attached hereto and made a part hereof, shall require a separate submittal on behalf of the Illinois Central Railroad Company, or its successors, heirs, assignees, grantees, or devisees, and approval by the City Council.
6. No public way not heretofore proposed to be dedicated shall be constructed without application thereto first being made and approved by the Departments of Public Works and Streets and Sanitation and shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago; there shall be no parking within such paved areas.
7. Fire lanes shall be a minimum of 20 feet and shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles only; there shall be no parking within such paved areas. The applicant, or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.
8. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. The applicant or its successors, heirs, assignees, grantees, or devisees shall maintain and identify with appropriate signs prohibiting parking in such paved area.

APPLICANT: ILLINOIS CENTRAL RAILROAD COMPANY

DATE: JULY 29, 1969

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT # 70
(AIR RIGHTS)
PLAN OF DEVELOPMENT

8077
9-17-69

STATEMENTS
(continued)

6. The major use of land will consist of the following at the approximate ($\pm 8'$) Grade Elevations Above City Datum (except where necessary to meet existing conditions):
- Lower Level (+8.0) - Illinois Central tracks and facilities, warehousing and storage, accessory parking for automobiles, trucking, public esplanade park along the Chicago River. [Major service access level]
 - Interim Level - Accessory parking for automobiles.
 - Intermediate Level (+26.0) - Accessory parking for automobiles. [Major vehicular access level]
 - Interim Level - Accessory retail sales and service uses, accessory parking for automobiles.
 - Arcade Level - Major pedestrian walkways, public park, accessory retail sales and service uses, accessory parking for automobiles.
 - Upper Level (+53.0) - Apartment buildings, office buildings, apartment-office buildings, hotel buildings, limited accessory retail sales and service uses, related uses, minor pedestrian walkways. [Limited vehicular right of way and access]
- No advertising signs shall be permitted within the Planned Development area. Business signs may be permitted within said area subject to the review and approval by the Departments of Buildings and Development and Planning.

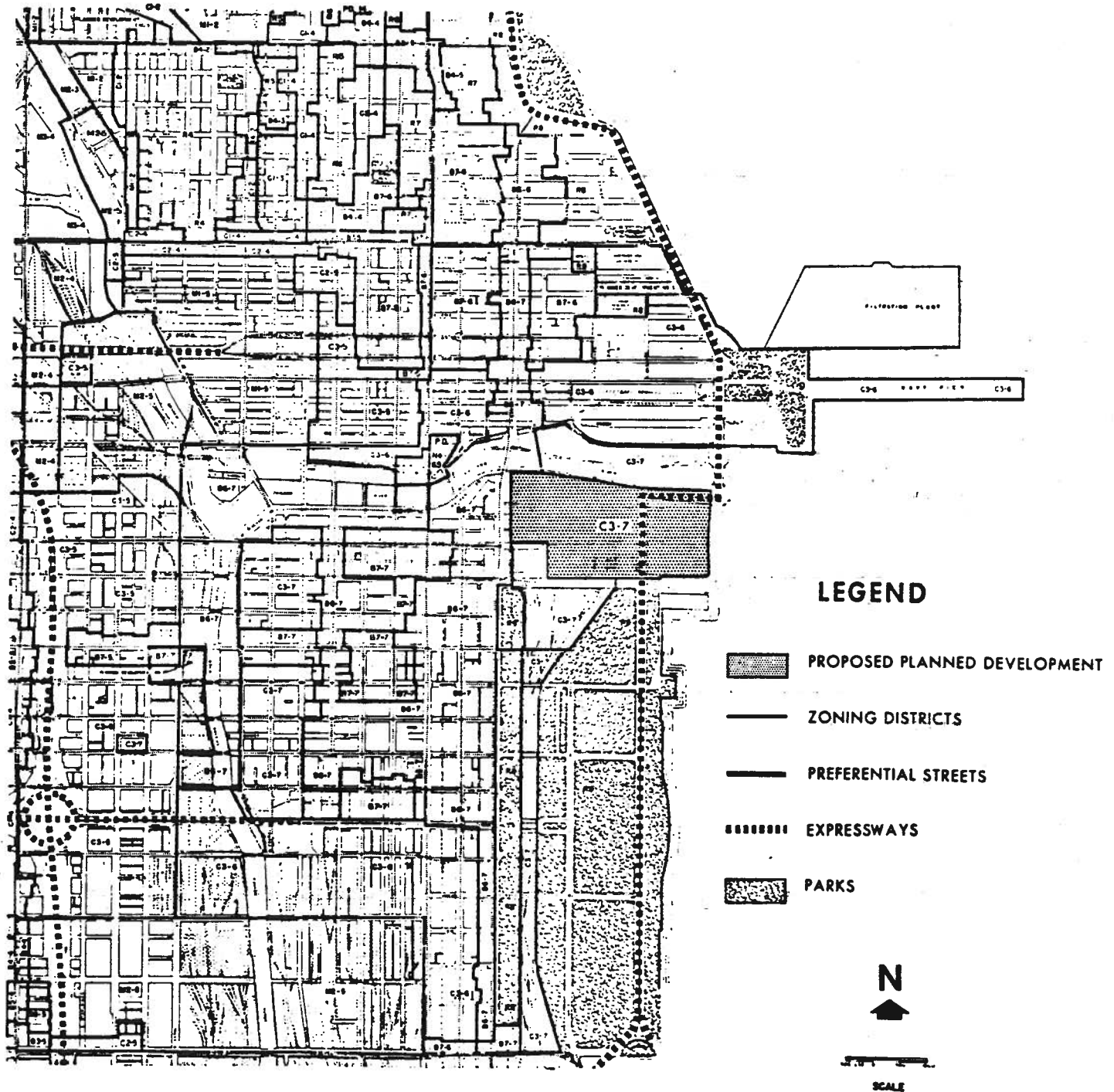
7. The following information sets forth data concerning a generalized land use plan (site plan) illustrating the development of said property and air rights elevations in accordance with the intent and purpose of the Chicago Zoning Ordinance as follows: the Lower Level (track level) shall be in general conformity with the C3-7 Commercial-Manufacturing District classification; air rights elevations above the Lower Level shall be in general conformity with uses allowed in the B7-6 General Central Business District classification, and with all other regulations hereby made applicable thereto.
8. The height restriction of any building or any other appurtenance attached thereto shall be subject to:
- a) height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
 - b) airport zoning regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law, and approved by the City Council.
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments" as promulgated by the Commissioner of Development and Planning.

APPLICANT: ILLINOIS CENTRAL RAILROAD COMPANY

DATE: JULY 29, 1969

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM





APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

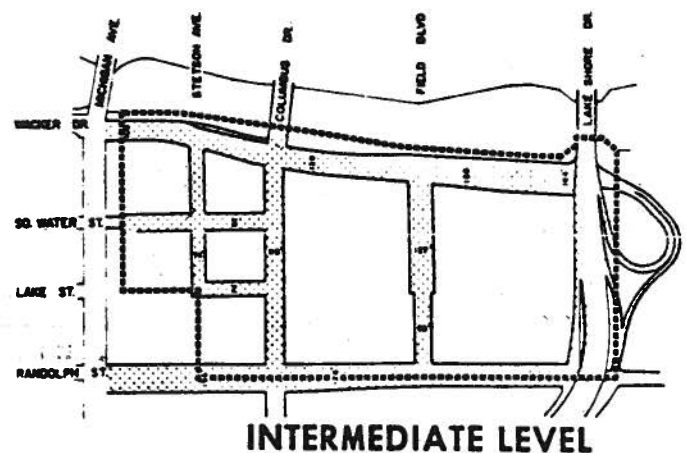
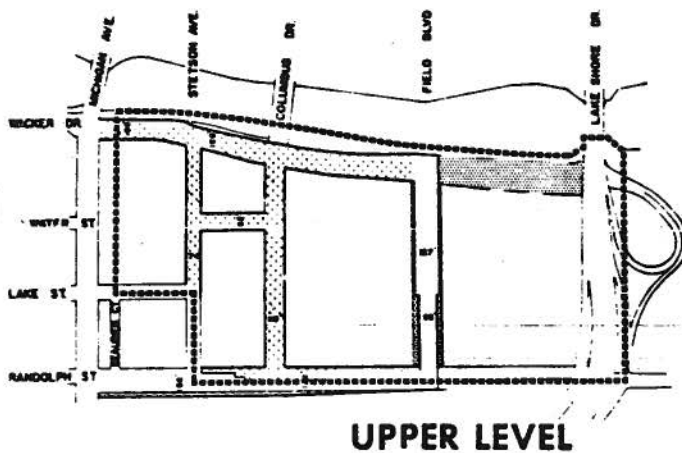
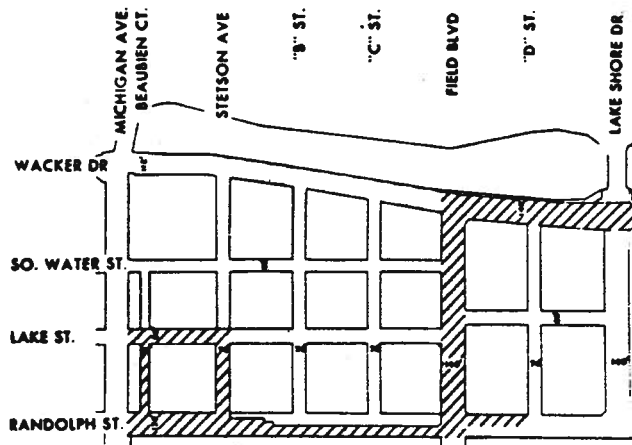
DATE: JULY 29, 1969

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)






PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

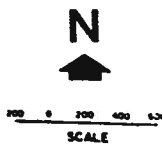
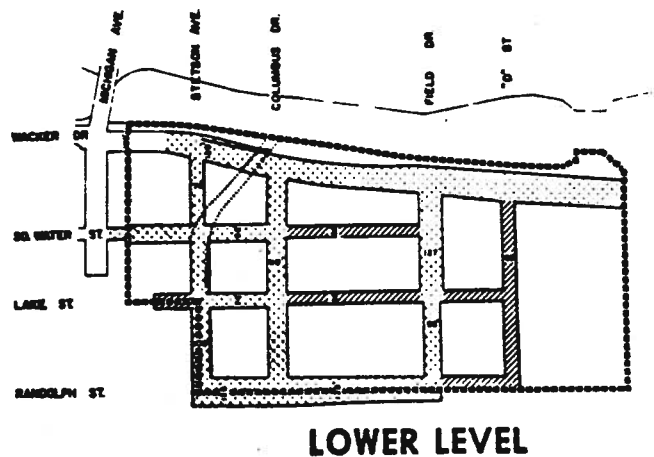
LEGEND

-  RIGHTS OF WAY IN ACCORD WITH THE 1929 LAKE FRONT ORDINANCE
-  EXISTING RIGHTS OF WAY



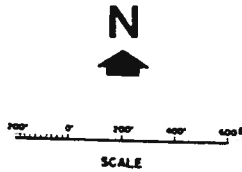
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  RIGHTS OF WAY PROPOSED TO BE DEDICATED
-  RIGHTS OF WAY PROPOSED TO BE VACATED
-  EASEMENT FOR SUBWAY PURPOSES
-  RESERVED FOR PUBLIC UTILITIES



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

GENERALIZED LAND USE PLAN



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY



APARTMENT,
RETAIL SALES AND SERVICE,
AND RELATED USES



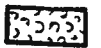
OFFICE,
RETAIL SALES AND SERVICE,
AND RELATED USES



APARTMENTS, OFFICE,
APARTMENTS-OFFICE,
RETAIL SALES AND SERVICE,
AND RELATED USES



APARTMENTS, HOTEL, OFFICE,
RETAIL SALES AND SERVICE,
AND RELATED USES

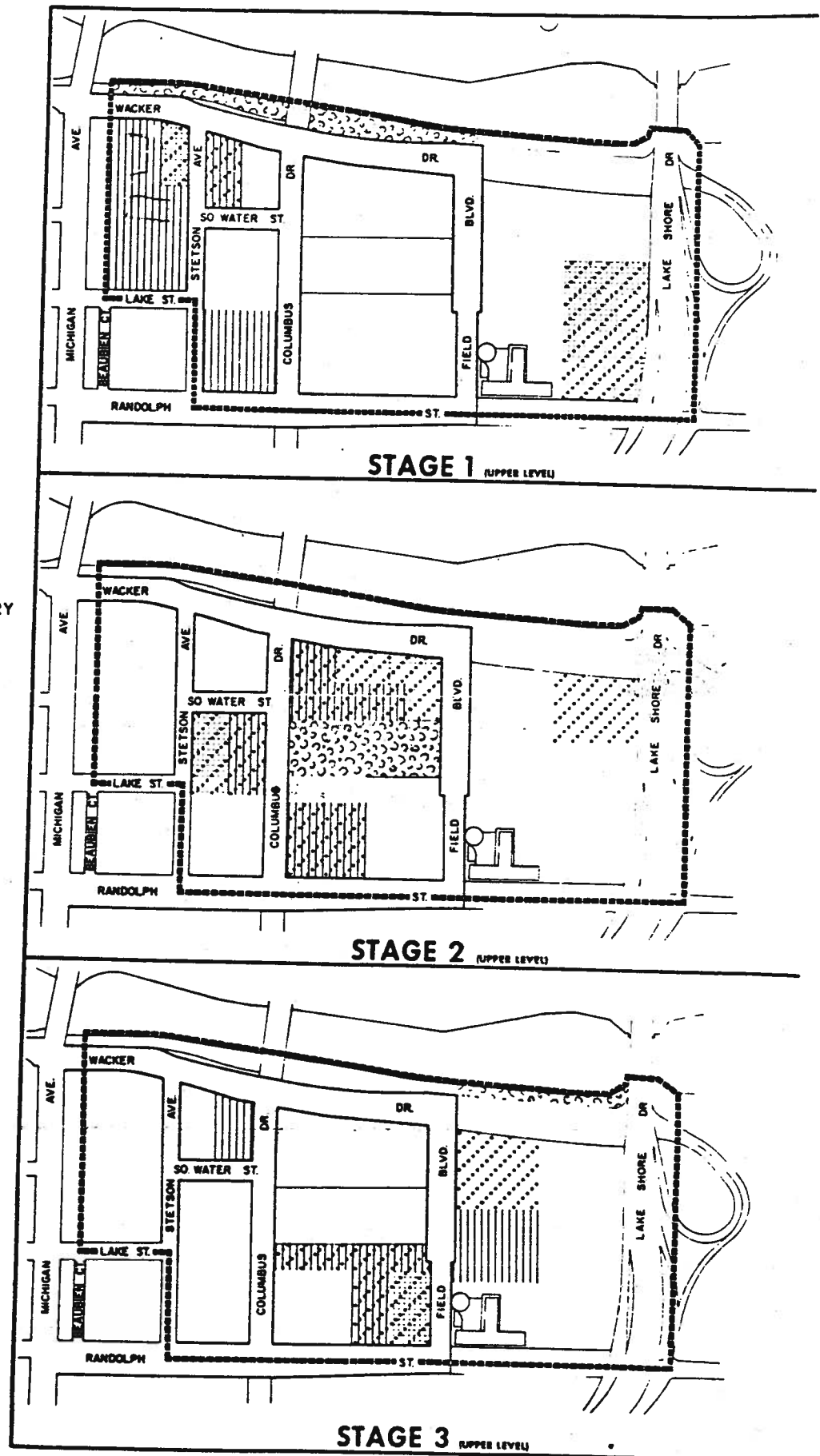


RESERVED FOR ARCADE LEVEL
PUBLIC PARK AND ESPLANADE PARK



EXISTING BUILDING

NOTES: Any extension of land use other than stated above is to remain as the User and their successors and they hereby warrant that they will not extend the use of the property to the extent of any extension by the Department of Transportation and Planning.











APPLICANT: ILLINOIS CENTRAL RAILROAD CO.

DATE: JULY 29, 1969

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS) GENERALIZED STAGING PLAN FOR CAPITAL IMPROVEMENTS

LEGEND

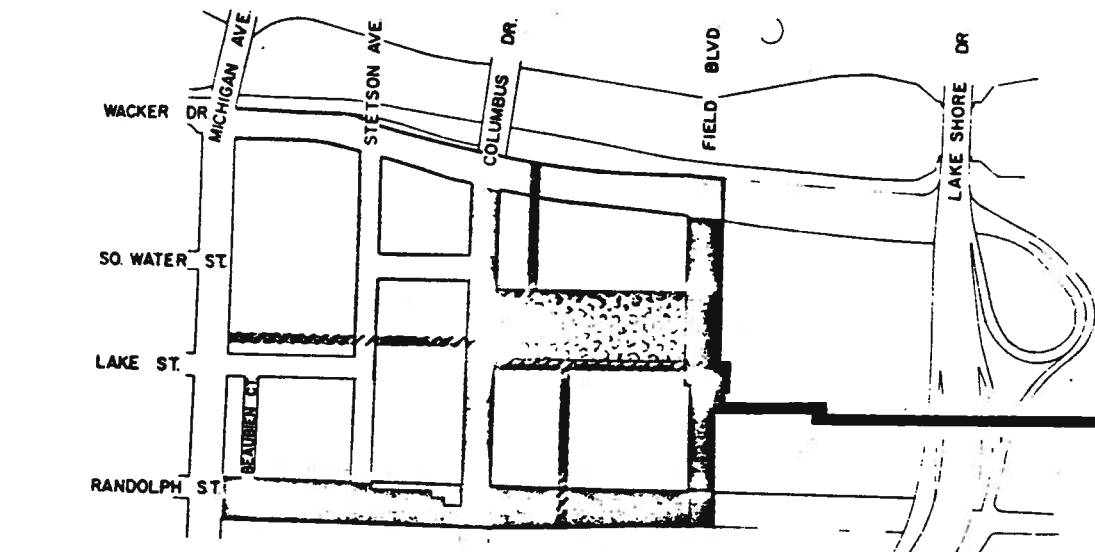
-  STAGE A
-  STAGE B
-  STAGE C
-  MAJOR PEDESTRIAN WALKWAY AT ARCADE LEVEL
-  PARK
-  APPROXIMATE ELEVATION ABOVE CITY DATUM
-  RIGHTS OF WAY PROPOSED TO BE DEDICATED
-  RESERVED FOR PUBLIC UTILITIES

NOTES

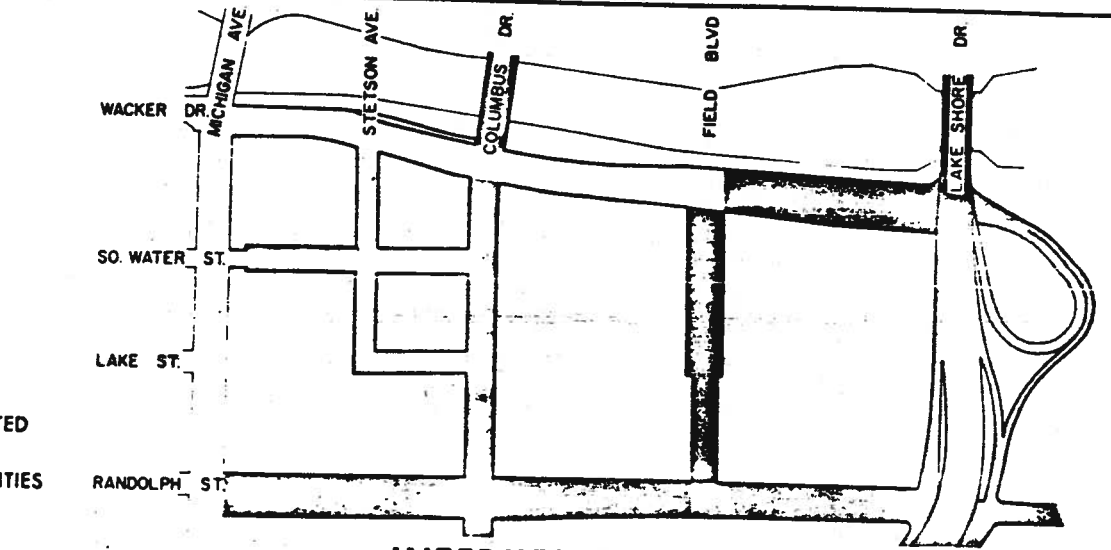
- The site plan shows a generalized staging plan for each stage in relation to the other stages. It is intended to show a rough idea of the sequence of development. The actual sequence of development will be determined by the City of Chicago Department of Transportation and the City of Chicago Department of Public Works.
- Lower level streets shall be constructed as required, subject to the specifications and standards of the City of Chicago Department of Transportation and the City of Chicago Department of Public Works.



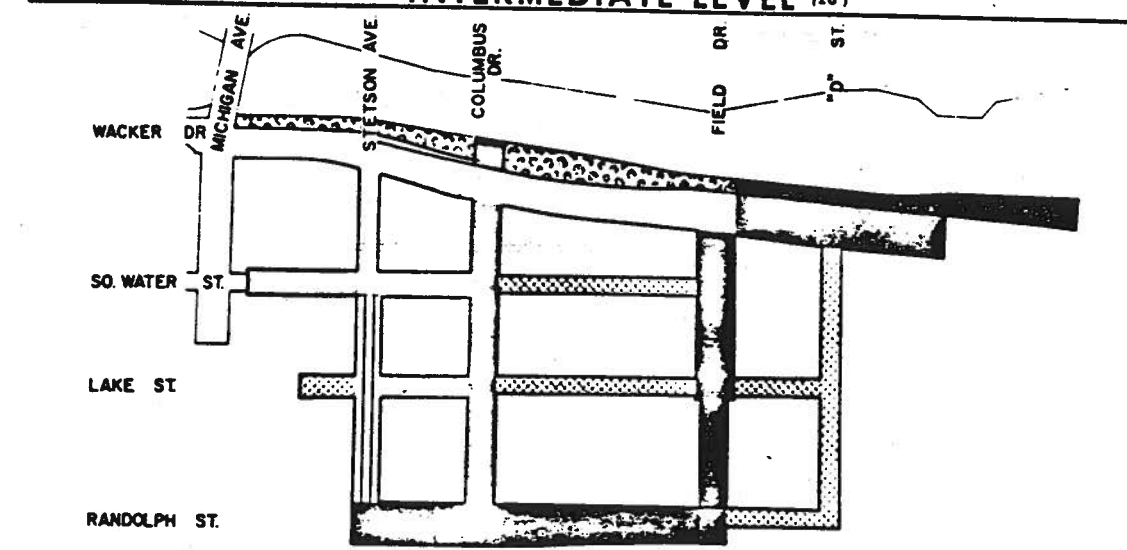
750 0 200 400 600 ft
SCALE



UPPER LEVEL (53')



INTERMEDIATE LEVEL (26')



LOWER LEVEL (0')

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA (continued)

- 1 Summary of Major Land Use at Approximate ($\pm 8'$) Grade Elevations above City Datum (except where necessary to meet existing conditions):
Lower Level ($\pm 8.0'$) - Illinois Central tracks and facilities, warehousing and storage, major service access, necessary parking for automobiles, trucking, public esplanade park along the Chicago River.
Interim Level - Accessory parking for automobiles.
Intermediate Level ($\pm 26.0'$) - Accessory parking for automobiles, major vehicular access.
Interim Level - Accessory retail sales and service uses, accessory parking for automobiles.
Arcade Level - Major pedestrian walkways, accessory retail sales and service uses, accessory parking for automobiles, public park.
Upper Level ($\pm 53.0'$) - Apartments, office, hotel, limited accessory retail sales and service, related uses, pedestrian walkways, limited vehicular right of way and access.
Any land use accessory to a principal use at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Development and Planning.
Public utility and public service uses necessary to serve the development at any of the levels referred to herein may be allowed subject to the review of and approval by the Department of Development and Planning.
- 2 Gross Site Area at Upper Level = Net Site Area (51.44 Acres) + Area Reserved for Public Purposes (9.86 Acres) + Area of Public Streets at Upper Level (22.22 Acres) = 83.52 Acres.
Minimum C/H-Street Loading Requirements shall be in Accord with the RB and B2-6 Zoning Districts of the Chicago Zoning Ordinance - Location, Number and Size Subject to the Review of the Department of Streets and Sanitation and Approval by the Department of Development and Planning.
Minimum Periphery Setbacks from Public Streets at Upper Level: 20'-0"
Minimum Distance Between Building Faces at Upper Level: 80'-0"
Periphery setback and distance provisions may be adjusted where required to allow flexibility of architectural or site design arrangement, subject to the approval of the Department of Development and Planning. However, the development of any parcel of property shall require the first story of any structure above grade at Upper Level to be set back at least 20 feet from the curb line for the entire frontage adjoining a public street and that this area shall be suitably paved and landscaped and otherwise unobstructed except for columns or piers supporting the upper stories of the structure.
- 3 For the purpose of this Planned Development, the "Development Stage" shall be the total amount of private construction, within a five-year period of time, as estimated and set forth above and delineated on the Generalized Land Use Plan herewith attached and utilized in conjunction with the Capital Improvements Staging Plan herewith attached.
For the purpose of this Planned Development, the "Net Developable Area" shall be the net site area at the Upper Level, as referred to herein, or at the equivalent Grade Elevation of approximately 53.0' above city datum, at which level private development may be permitted, unless otherwise permitted below such level as referred to above in the Summary of Major Land Use.
For the purpose of this Planned Development, efficiency units shall not constitute more than 20% of the maximum allowable number of residential units subject to the review of and approval by the Department of Development and Planning.
For the purpose of this Planned Development, an apartment hotel is a residential building in which no less than 90% of the permitted units are dwelling units designed for use by permanent guests, and in which 10% of the total number of units are designed for transient guests for which ordinary hotel services are provided and so operated in compliance with Chapter 137.1 of the Municipal Code of Chicago.
A maximum of 400,000 square feet of warehousing and storage space may be allowed at the Lower Level (track level) only, in accord with the C3-7 zoning district of the Chicago Zoning Ordinance, subject to the approval of the Department of Development and Planning.
- 4 A hotel room shall be equal to 0.5 dwelling unit, or the net square feet per hotel room shall be calculated in terms of allowable office area, subject to the approval by the Department of Development and Planning. The allowable number of hotel rooms for the net developable area shall not exceed 4,500 rooms, of which not more than 50% may be in any one "Development Stage".
The square feet of retail sales and service within a "Development Stage" shall be in direct proportion to the volume of development in such "Development Stage" subject to the approval of the Department of Development and Planning; not more than 40% of the total allowable retail sales and service floor area may be in any one "Development Stage".
For the purpose of this Planned Development, the "Major Pedestrian Walkway" shall consist of an enclosed all-weather walkway, having a minimum unobstructed vertical clearance of 9 feet and a width of 40 feet, designed to accommodate uninterrupted pedestrian accessibility at the Arcade Level as described on the Generalized Staging Plan for Capital Improvements herewith attached. It shall be the responsibility of the applicant to provide continuous major pedestrian walkways at Arcade Level as referred to herein, subject to the review of the Department of Public Works and approval by the Department of Development and Planning.
An area to be reserved for public school purposes shall be located at Arcade Level in a structure north of and fronting on the public park; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approval by the Department of Development and Planning.
An area to be reserved for fire station purposes shall be located at Upper Level in a structure fronting on Columbus Drive opposite South Water Street; the location, design and specifications subject to the review and approval of the Fire Department and the City Architect, and approval by the Department of Development and Planning.

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

RE ZONED DENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS) CONT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

(continued)

- 5 Maximum Allowable Floor Area Ratio for "Net Developable Area": 14.0
Maximum Allowable Per Cent of Land Coverage for "Net Developable Area": 40%
Maximum Allowable Square Feet of Office Space for "Net Developable Area": 9,000,000 square feet
Maximum Allowable Square Feet of Retail Sales and Service Space for "Net Developable Area": 1,250,000 square feet
Maximum Allowable Number of Residential Units for "Net Developable Area": 17,500 units
The above noted regulations regarding maximum allowable Floor Area Ratio and Per Cent of Land Coverage relate to the ultimate development within the "Net Developable Area"; interim development of the whole or any part of a "Development Stage" may exceed these allowable maximums subject to the approval of the Department of Development and Planning.
- 6 Minimum Number of Off-Street Parking Spaces for Private Passenger Automobiles: 20,000; or Minimum Parking Requirement per Land Use Type as Noted Below, Whichever is Less:
Minimum Parking Requirement per Land Use Type—
A) From a line 300' east of Columbus Drive west to Michigan Avenue:
OFFICE, RETAIL
- 1 space per 1,500 square feet of gross area; where any parcel of property or any part thereof wholly bounded by public streets, as noted on the Generalized Land Use Plan herewith attached, adjoins or is within 300 feet of the outer boundary of the right of way of the rapid transit subway nearest to such parcel of property or any part thereof - 1 space per 2,000 square feet of gross area; if contiguous to and fronting on the rapid transit subway for the entire length of the subject parcel and where a direct pedestrian connection has been provided to said rapid transit subway - 1 space for each 2,500 square feet of gross area.
- 40% of total number of units.
RESIDENTIAL
HOTEL, CONVENTION FACILITY - 1 space per three rooms, 10% of capacity.
AMUSEMENT FACILITY - 1 space per 10 seats up to 500, 1 space per 5 seats above 500.
B) From a line 300' east of Columbus Drive east to Lake Shore Drive:
OFFICE, RETAIL
- 1 space per 1,000 square feet of gross area.
RESIDENTIAL
HOTEL, CONVENTION FACILITY - 60% of total number of units.
AMUSEMENT FACILITY - 1 space per 3 rooms, 10% of capacity.
- 1 space per 10 seats up to 500, 1 space per 5 seats above 500.
The minimum number of parking spaces within a "Development Stage" shall be in direct proportion to the intensity of development as set forth above in such "Development Stage." Within any "Development Stage" required parking may be allowed in an "interim parking area" on land other than where the structure is to be located, provided that the applicant herein shall designate such "interim parking area" prior to such time as the applicant, or its successor, heir, assignee, grantee, or devisee may request a building permit; any subsequent development within a designated "interim parking area" shall require the applicant herein to provide a "collective parking area." Such "collective parking area or areas" may be allowed provided the applicant herein shall designate such area or areas at the commencement of each "Development Stage." All of the foregoing, as to location, number, geometrics and operation, shall be subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
Major entrance and exit to accessory automobile parking will be at Intermediate Level.
The location, geometrics and operation of all interior or local ramps adjoining any structure at Upper Level shall be subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

- 7 No permit shall be issued for the development of the whole or any part thereof of any "Development Stage" as herein defined until such time as the applicant for permit produces evidence that construction of public improvements have been completed, are under construction or are under contract for construction, or that adequate access can be provided, all as certified to by the Department of Public Works and approved by the Department of Development and Planning.
The estimates as noted within each "Development Stage" shall not be deemed as requiring completion of such estimates prior to the commencement of the succeeding stage, subject to the approval by the Department of Development and Planning.
The estimates as set forth in each "Development Stage" may be increased by not more than 10 per cent, subject to the review of and approval by the Department of Development and Planning, provided that: 1) at the commencement of the third "Development Stage" and subject to a review by the Department of Development and Planning of the cumulative development which has been completed or for which permits had been issued, the applicant shall reduce the maximum permissible number of dwelling units in proportion to the increase granted in the allowable number of square feet of office space, as follows: a decrease of 1,100 square feet of gross residential area (equivalent to a residential dwelling unit) for each increment increase of 1,000 square feet of gross office space not to exceed 10 per cent of the maximum allowable square feet of office space as set forth for the "Net Developable Area"; and 2) the total development of the "Net Developable Area" does not exceed the maximum allowable Floor Area Ratio of 14.0 and the maximum land coverage of 40.0 per cent.

APPLICANT: ILLINOIS CENTRAL RAILROAD CO. DATE: JULY 29, 1969

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

DEVELOPMENT STAGE	AREA AT UPPER LEVEL SQ FT	AREA ACRES	ESTIMATED SQ FT OF OFFICE AT UPPER LEVEL	ESTIMATED SQ FT OF RETAIL SALES AND SERVICE	ESTIMATED NO OF DWELLING UNITS AT UPPER LEVEL	GENERAL DESCRIPTION OF LAND USE <small>Includes floor area below level. Excludes floor area above upper level.</small>	ESTIMATED FLOOR AREA RATIO ABOVE UPPER LEVEL	ESTIMATED PARKING SPACES REQUIRED	ESTIMATED % LAND COVERAGE AT UPPER LEVEL
1	828,843	19.02	4,250,000	500,000	5,605	APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE AND RELATED USES	13.9	9,695	45
2	716,409	16.45	2,450,000	800,000	6,143	APARTMENTS, HOTEL, OFFICE, RETAIL SALES AND SERVICE AND RELATED USES	13.9	9,875	40
3	695,653	15.97	2,300,000	250,000	5,752	APARTMENTS, OFFICE, HOTEL, OFFICE, RETAIL SALES AND SERVICE AND RELATED USES	13.2	4,715	35
NET DEVELOPABLE AREA	2,240,905	51.44							
		6.00							
		3.86							

RESERVED FOR PUBLIC PARK
PURPOSES AT UPPER LEVEL

RESERVED FOR PUBLIC
PURPOSES AT LOWER LEVEL

SPACE ALLOCATION (MINIMUM TO MAXIMUM)			TOTAL ALLOWABLE DEVELOPMENT		
			OFFICE	RETAIL	RESIDENTIAL
LAND USE	MICHIGAN AVENUE TO COLUMBUS DRIVE	COLUMBUS DRIVE TO FIELD BLVD.	FIELD BLVD. TO LAKE SHORE DRIVE		
OFFICE	5,500,000 ² - 7,000,000 ² % OF TOTAL: 61% - 78% NO OF PKG SPACES 2,750 - 3,500	1,250,000 ² - 3,000,000 ² % OF TOTAL: 14% - 33% NO OF PKG SPACES 835 - 2,000	250,000 ² - 2,000,000 ² % OF TOTAL: 3% - 22% NO OF PKG SPACES 250 - 2,000		
RETAIL	350,000 ² - 450,000 ² % OF TOTAL: 28% - 36% NO OF PKG SPACES 175 - 225	400,000 ² - 500,000 ² % OF TOTAL: 32% - 40% NO OF PKG SPACES 265 - 335	350,000 ² - 450,000 ² % OF TOTAL: 28% - 36% NO OF PKG SPACES 350 - 450		
RESIDENTIAL	2,450 - 3,500 units % OF TOTAL: 14% - 20% NO OF PKG SPACES 980 - 1,400	5,500 - 7,500 units % OF TOTAL: 32% - 43% NO OF PKG SPACES 3,040 - 4,240	6,000 - 8,000 units % OF TOTAL: 34% - 46% NO OF PKG SPACES 3,600 - 4,800		
% OF TOTAL ALLOWABLE DEVELOPMENT	29% - 38%	26% - 40%	24% - 38%		
NO OF PKG SPACES	3,905 - 5,125	4,140 -	4,200 - 7,250		